

DEPARTMENT OF THE NAVY

FY 2001

BUDGET ESTIMATES (BRAC 95)



**BASE CLOSURE AND REALIGNMENT, IV
JUSTIFICATION DATA SUBMITTED TO CONGRESS
FEBRUARY 2000**

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: Overall Financial Summary

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	175,971	31,470	200,522	104,301	27,770	0	540,034
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	83,976	78,150	90,733	138,722	116,068	437,229	944,878
Studies	8,421	1,171	1,643	2,950	1,551	413	16,149
Compliance	36,383	38,031	19,803	31,734	29,441	131,733	287,125
Restoration	39,172	38,948	69,287	104,038	85,076	305,083	641,604
Operations & Maintenance	224,882	286,099	121,368	75,675	53,452	39,017	800,493
Military Personnel - PCS	1,543	710	2,448	0	78	12	4,791
Other	1,203	1,195	6,851	4,652	1,046	862	15,809
HAP	0	0	0	0	3,412	0	0
TOTAL COSTS	487,575	397,624	421,922	323,350	201,826	477,120	2,309,417
Land Sales Revenue (-)	0	0	0	-8,800	-5,000	-5,000	-18,800
TOTAL BUDGET REQUEST	487,575	397,624	421,922	314,550	196,826	472,120	2,290,617

Savings

Military Construction	-4,900	0	-1,400	-1,100	-1,310	-15,540	-24,250
Family Housing	0	-1,836	-9,583	-20,724	-22,383	-22,071	-75,597
Construction	0	0	0	0	0	0	0
Operations	0	-1,836	-9,583	-20,724	-21,383	-22,071	-75,597
Operations & Maintenance	11,670	30,259	-85,863	-106,044	-109,000	-117,907	-376,885
Military Personnel - PCS	230	520	-28,150	-47,546	-58,272	-66,795	-200,103
Other	-566,082	-509,166	-549,874	-465,262	-491,633	-505,351	-3,087,368
Civilian ES (End Strength)	-4,353	-6,348	-7,695	-7,624	-7,131	-6,993	-40,144
Military ES (End Strength)	0	115	-805	-896	-1,248	-1,254	-4,088
TOTAL SAVINGS	-559,082	-480,223	-674,870	-640,676	-681,598	-727,664	-3,764,113

Net Implementation Costs

Military Construction	171,071	31,470	199,122	103,201	26,460	-15,540	515,784
Family Housing	0	-1,836	-9,583	-20,724	-21,383	-22,071	-75,597
Construction	0	0	0	0	0	0	0
Operations	0	-1,836	-9,583	-20,724	-21,383	-22,071	-75,597
Environmental	83,976	78,150	90,733	138,722	116,068	437,229	944,878
Studies	8,421	1,171	1,643	2,950	1,551	413	16,149
Compliance	36,383	38,031	19,803	31,734	29,441	131,733	287,125
Restoration	39,172	38,948	69,287	104,038	85,076	305,083	641,604
Operations & Maintenance	236,552	316,358	35,505	-30,369	-55,548	-78,890	-423,608
Military Personnel - PCS	1,773	1,230	-25,702	-47,546	-58,194	-66,783	-195,222
Other	-564,879	-507,971	-543,023	-460,610	-490,587	-504,489	-3,071,559
HAP	0	0	0	0	3412	0	3412
Land Sales Revenue (-)	0	0	0	-8,800	-5,000	-5,000	-18,800
Civilian ES (End Strength)	-4,353	-6,348	-7,695	-7,624	-7,131	-6,993	-40,144
Military ES (End Strength)	0	115	-805	-896	-1,248	-1,254	-4,088
NET IMPLEMENTATION COSTS	-71,507	-82,599	-252,948	-326,126	-484,772	-255,544	-1,473,496

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4010 - Naval Air Facility, Adak, AK

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	27,518	31,693	36,753	32,764	16,020	7,384	152,132
Studies	739	20	60	0	50	35	904
Compliance	0	1,964	0	0	0	0	1,964
Restoration	26,779	29,709	36,693	32,764	15,970	7,349	149,264
Operations & Maintenance	624	3,422	593	317	541	298	5,795
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	28,142	35,115	37,346	33,081	16,561	7,682	157,927
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	28,142	35,115	37,346	33,081	16,561	7,682	157,927
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-997	-8,669	-11,906	-12,264	-12,631	-46,467
Military Personnel - PCS	0	-478	-10,505	-20,548	-21,005	-21,441	-73,977
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-12	-515	-515	-515	-515	-2,072
TOTAL SAVINGS	0	-1,475	-19,174	-32,454	-33,269	-34,072	-120,444
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	27,518	31,693	36,753	32,764	16,020	7,384	152,132
Studies	739	20	60	0	50	35	904
Compliance	0	1,964	0	0	0	0	1,964
Restoration	26,779	29,709	36,693	32,764	15,970	7,349	149,264
Operations & Maintenance	624	2,425	-8,076	-11,589	-11,723	-12,333	-40,672
Military Personnel - PCS	0	-478	-10,505	-20,548	-21,005	-21,441	-73,977
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-12	-515	-515	-515	-515	-2,072
NET IMPLEMENTATION COSTS	28,142	33,640	18,172	627	-16,708	-26,390	37,483

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4010 - Naval Air Facility, Adak, AK

CLOSURE/REALIGNMENT ACTION

The 1995 BRAC Commission recommended the closure of Naval Air Facility (NAF) Adak, which supported anti-submarine warfare surveillance and other operations and training for the U.S. Pacific Fleet. NAF Adak operationally closed on March 31, 1997. The Naval Facility Adak, a tenant of NAF Adak, also closed. Naval Security Group Activity, a separate command on Adak Island, was disestablished outside the base closure process.

All of Adak Island is within the Alaska Maritime National Wildlife Refuge. Navy use of the northern portion for military purposes is authorized by a public land withdrawal, which retained the wildlife refuge status. Under current law, the only available courses of action are indefinite retention by Navy or reversion to, and acceptance of custody by Department of Interior (DOI). DOI has stated that it will not accept custody unless and until Navy removes improvements and contaminants that would create long-term liabilities for DOI, and restores the property to refuge suitable condition.

Negotiations are currently underway that would enable The Aleut Corporation to obtain property at Adak by exchange with the DOI pursuant to relinquishment of the Navy public land withdrawal. Such an exchange agreement must be ratified by special legislation. Special legislation to ratify such an agreement was introduced by Alaska Senators Murkowski and Stevens on 8 November 1997. The Senate Energy and Natural Resources Committee, chaired by Sen. Murkowski, conducted a hearing on the proposed legislation on 19 March 1998. The legislation was not reported out of committee because the parties have not been able to reach final consensus on terms and conditions of the land transfer agreement.

The current projected date for transfer is March 2001 based on the assumption of obtaining regulatory concurrence with the Navy plan for addressing ordnance issues.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. A contract for an EIS was awarded in FY96 but was placed on hold after gathering the affected environment

information. An EIS is not required for property reversion to another federal agency. If the Native American Tribes negotiate an agreement with Department of Interior, an EIS may not be required since the property first reverts to Interior. If no re-use is identified, an EIS may be required to consider the impacts of deterioration from passive preservation. The in-house efforts assume no production of the EIS will be re-initiated in FY98. An ongoing in-house effort to manage cultural resources is required.

Compliance

An aggressive Underground Storage Tank (UST) program has been completed resulting in the removal of approximately 330 tanks. Unneeded above ground storage tanks (ASTs) have been removed, and the remaining ASTs upgraded to maintain regulatory compliance. Unneeded fuel distribution lines have been closed. Fifty two (52) field constructed tanks, ranging in size from 21,000 to 420,000 gallons, used for bulk storage at tank farms and power plants, have been closed. An equally aggressive asbestos containing material (ACM) survey and abatement program has also been completed. Friable, accessible and damaged ACM was abated in all facilities in 1997 and 1998. Notwithstanding the completion of this work, in FY99 Congress provided special authority and \$15 million in O&MN (not BRAC) funding to remove ACM and demolish facilities not intended for reuse. Navy and regulators have agreed that lead based paint (LBP) surveys and abatement are not required because only housing constructed after 1978 is planned for reuse for residential purposes.

Installation Restoration

The environmental requirements are linked to the best information available from the LRA about planned reuse, although the Local Redevelopment Authority has not submitted a formal Reuse Plan. In general, anticipated reuses do not vary significantly from current land use, and that is the approach on which cleanup plans have been formulated. The primary economic activities are expected to relate to the fishing industry in the North Pacific and Bering Sea. Fish processing, fuel sales, and logistics and transportation support to the fishing industry are the likely predominant future reuse activities.

NAF Adak was formally listed on the Environmental Protection Agency's National Priorities List in May 1994. Navy, EPA and the State of Alaska signed a Federal Facilities Agreement (FFA) addressing CERCLA issues. A separate agreement (State Adak Environmental Restoration Agreement, or SAERA) was signed in 1994 by Navy and the State of Alaska, and amended in 1996, addressing petroleum issues. Remedies for both CERCLA and SAERA issues are being decided in a comprehensive Record of Decision for Operable Unit A, expected to be signed in 1999. This Record of Decision addresses all restoration issues at Adak except ordnance remediation outside the main downtown area.

Ordnance issues outside the downtown area are being addressed as a separate Operable Unit B. This Record of Decision is not expected until early 2001, in the best case. The EPA has notified Navy of its intent to pursue formal Dispute Resolution under the FFA due to disagreements with Navy about the scope of ordnance investigation and clearance activities required under applicable regulations. In effect, it is EPA's current position that all property on Adak where any World War II range activities are known or suspected to have occurred must have 100% surface and subsurface ordnance clearance. Navy budget estimates are formulated on the basis of current Navy ordnance investigation plans, which are based on the Army Corps of Engineers SiteStats/GridStats statistical modeling approach to ordnance investigation. In the event that EPA prevails in this dispute, significant additional funding not included in current budget estimates will be required to conduct ordnance characterization and clearance in support of property conveyance and economic reuse.

Requirements Overview

Funding is required in FY00-01 for closure of sites, conducting long term maintenance, long term operation, and long term monitoring activities pursuant to the CERCLA Operable Unit A Record of Decision, as well as estimated operating expenses associated with those activities. These requirements will continue through FY05 and beyond. As stated above, this budget submission does not include any ordnance characterization and clearance activities for Operable Unit B beyond those underway in FY99. If additional ordnance characterization and clearance is determined necessary, additional funds will be required.

Details

Remedial actions in Operable Unit A will be completed, or installed and working properly in the case of petroleum recovery, by the end of 1999. FY00-01 requirements include final landfill closure actions, borrow pit closure and restoration, development of an institutional controls management plan, quarry closure and reclamation, marine monitoring by United States Geological Survey, long term operation (LTO) of two extensive petroleum recovery systems, inspection and maintenance of all physical features included as elements of the system of institutional controls, and long term monitoring (LTM) of the effectiveness of all CERCLA remedies.

The former Naval Air Facility property contains all of the development and population on Adak Island. There is no private sector community on Adak, and all of the property is owned by the federal government. Accordingly, all activities rely on operation of Navy owned infrastructure including power plant, water system, sewage treatment plant, airfield, port facilities, etc. Navy plans to operate such infrastructure at current levels through December 1999 to support ongoing Navy remediation efforts. That funding level is carried out through March 2000 to provide for an orderly phasedown transition of Navy's caretaker operation. From April 2000 through March 2001, base operating support has been budgeted at a reduced rate based on operation of a "bare bones" contractor camp operation focused on the minimal requirements in support of ongoing LTO and LTM efforts. Conveyance is tentatively projected in March 2001. Beyond that date, base operating support has been estimated based on anticipated "common area maintenance" charges, including utilities, expected to be applied to those ongoing LTO/LTM efforts by reusers to generate revenue.

Operations and Maintenance

Costs are associated with effort required to negotiate the land transfer package with Interior and the Aleut Corporation. Also included are costs for travel and support required to provide oversight of operations on island by Engineering Field Activity Northwest personnel.

Caretaker site office is headed by a LCDR with services limited to police services. CSO Support costs are for travel to and from Seattle Wa.

The bulk of caretaker costs are absorbed by the environmental remediation contract since airport and harbor operations are required to support remediation efforts.

Federal law enforcement authority is required for this remote location. There are no nearby communities with law enforcement capabilities. Current Island population is approximately 450 people, a significant proportion of which is government environmental contractors. The island has restricted access and enforcement is periodically required for fishing vessels or air passengers.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings include the reduction of civilian billets. Since NAF Adak was undergoing a mission drawdown prior to BRAC 1995 legislation, savings are based on operating costs below the level maintained when the base was fully operational.

Military Personnel

Savings reflect a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 2200 - NAS Agana, Guam

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	1,220	0	0	0	0	0	1,220
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	274	73	2,168	5,060	2,024	10,268	19,867
Studies	0	10	0	32	41	0	83
Compliance	274	63	94	1,505	25	124	2,085
Restoration	0	0	2,074	3,523	1,958	10,144	17,699
Operations & Maintenance	14	98	843	549	809	738	3,051
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	1,508	171	3,011	5,609	2,833	11,006	24,138
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	1,508	171	3,011	5,609	2,833	11,006	24,138

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-3,700	0	0	-7,700	-7,700	-19,100
Military Personnel - PCS	0	0	0	0	-24,004	-24,004	-48,008
Other	-2,630	0	-4,450	0	0	0	-7,080
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	-430	0	-430
TOTAL SAVINGS	-2,630	-3,700	-4,450	0	-31,704	-31,704	-74,188

Net Implementation Costs

Military Construction	1,220	0	0	0	0	0	1,220
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	274	73	2,168	5,060	2,024	10,268	19,867
Studies	0	10	0	32	41	0	83
Compliance	274	63	94	1,505	25	124	2,085
Restoration	0	0	2,074	3,523	1,958	10,144	17,699
Operations & Maintenance	14	-3,602	843	549	-6,891	-6,962	-16,049
Military Personnel - PCS	0	0	0	0	-24,004	-24,004	-48,008
HAP	0	0	0	0	0	0	0
Other	-2,630	0	-4,450	0	0	0	-7,080
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	-430	0	-430
NET IMPLEMENTATION COSTS	-1,122	-3,529	-1,439	5,609	-28,871	-20,698	-50,050

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2200 - NAS Agana, Guam

CLOSURE/REALIGNMENT ACTION

The 1993 Defense Base Closure and Realignment Commission directed the closure of Naval Air Station, Agana and the relocation of units and assets to Andersen AFB, Guam. NAS was operationally closed on 31 March 1995. In support of the relocation of units and assets to Anderson AFB, Guam, Navy planned to transfer some housing units to Andersen AFB and retain other housing units. The 1995 Commission redirected units and assets to other Naval or DoD air stations in the continental United States. Accordingly, the Officer Housing at the former NAS Agana will be disposed of instead of retained. There are 136 units on 88 acres, as well as the NAS Agana Power Plant and the Tamuning Telephone Exchange. Final disposal is planned for September 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1996

	Amount (\$000) -----
P-701U WHIDBEY ISLAND NAS HANGAR CONVERSION	1,220
Total	1,220

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Impact Statement was initiated in FY 1994. The EIS was completed in 1999. The Record of Decision preparation and NEPA documentation for interim leasing is scheduled for completion in FY 2000.

Compliance

The removal of Underground Storage Tanks (USTs) and Above Ground Storage Tanks has been completed; however site remediation is not complete. All mission-related hazardous material and hazardous wastes were removed from the base prior to closure in April 1995. Abatement of friable, damaged, and accessible asbestos at all areas is complete. Lead-Based Paint (LBP) soil sampling and abatement is being executed in the Officer's Family Housing Area to allow residential use of this BRAC 95 parcel. Budgeted funding is for finalizing the

BRAC Environmental Baseline Survey required for disposal.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property will be conveyed to the Government of Guam via Public Benefit Conveyance, Economic Development Conveyance, Homeless Conveyance, Fed-To-Fed Conveyance, and Highways Conveyance. The Public Benefit conveyance will be for the airport and easement, and park-recreational parcels that will be used for airport and park-recreational activities. The Economic Development conveyance will be for the commercial-industrial parcel that will be used for commercial and business office developments. The Homeless conveyance will be for the homeless parcel that will be used for homeless assistance programs. The Fed-to-Fed conveyance will be for transfers to FAA and the NOAA Weather Service to support airport operations. The Highway conveyance will be for the highway parcel that is for the additions and improvements of new and existing roads. The CERCLA property includes two (2) Installation Restoration sites, twenty-six (26) Points of Interest Sites, and a base-wide groundwater investigation that are grouped into three Operable Units (OUs). The OUs 1 and 2 have been further designated as airport and easement, commercial-industrial, homeless, park recreational, and roadway parcels. OU-3, which is the base-wide groundwater investigation, encompasses all parcels. Tiyan is not on the National Priorities List (NPL). Early transfer is being considered for all parcels. The draft Finding of Suitability for Early Transfer (FOSET) document is currently in review.

The following is a synopsis of the status of work requiring FY00-01 funding for completing cleanup of IR and Points of Interest (POI) sites as they relate to the Conveyance Parcels:

Airport and Easement Parcel - This parcel consists of twenty one sites. A site requiring a removal action is Site 1, IRP-01 NAS Agana Landfill. Contaminants identified in this landfill are comprised of cleaning solvents, medical waste, paint sludge, construction debris, and household refuse. A Removal Site Evaluation is currently underway. A landfill cap is proposed for this site as a removal action.

The FY00-01 budget requirements include removal action for two sites. Early transfer is being considered for this parcel. Incremental funding was implemented for the installation of the Agana landfill cap to maximize benefit of available funds. Initial phase of the Landfill cap was awarded in FY99. FY00-01 required funding is necessary to complete installation of the soil cap on the Agana Landfill. Installation of a granular activated carbon system has been completed to treat trichloro-ethylenes (TCEs) at the only drinking water production well on the property. Site closeout will be based on the installation of the active wellhead treatment system and natural attenuation. Groundwater monitoring will be conducted to demonstrate that natural attenuation of TCE is occurring.

Commercial-Industrial Parcel - There are six sites identified in this parcel. One site, Site 10, has been accepted by the BCT as NFA. Navy recommends two sites for NFA. At Site 22, PWC Gas Station, a removal action is planned for implementation. Site 22 contaminants were identified as petroleum hydrocarbons and polyaromatic hydrocarbons. An ecological risk assessment, which involves collecting flora and fauna samples including prey samples of an endangered species located in Site 7, has been conducted. Semi-volatiles, metals and petroleum hydrocarbons were identified in Site 7. A removal action is being conducted to remove lead-contaminated soil and ammunition slugs at Site 16, a former pistol range.

The FY00 budget requirement includes a removal action for one site. Early transfer is being considered for this parcel. At Site 22, PWC Gas Station, a

removal action is planned for implementation pending BCT approval. Site 22 contaminants were identified as petroleum hydrocarbons and polyaromatic hydrocarbons. FY00-01 required funding is to complete the cleanup of the Gas Station.

Park Recreational Parcel - There is one site in this parcel and it has been accepted by the BCT for NFA.

Homeless Parcel - There is no environmental site identified in this parcel.

Roadway Parcel - There is one site identified in this parcel and it has been accepted by the BCT for NFA.

An Environmental Baseline Survey (EBS) Report for the Officer Family Housing Area (OFHA), Tamuning Telephone Exchange (TTE) and Agana Power Plant (APP) was prepared in August 1996. No potentially contaminated points of interest (POI) sites were identified at the OFHA; one POI site was identified at the TTE; and eight POI sites were identified at the APP. Remedial investigations (RI) have been funded for the TTE and APP sites. A Time-Critical Removal Action has just been completed at the APP. Further Removal Actions are planned prior to the CSA conveyance of the APP to the Guam Power Authority. A DRAFT FOST is currently under review.

FY00-01 required funding is phased to meet regulatory cleanup requirements and planned conveyance dates. There are a total of 9 restoration sites remaining to be completed. This budget will complete all environmental cleanup requirements (except Long Term Maintenance and Operation needs) by 2001.

Agana Power Plant will be transferred under the Customer Service Agreement. The Agana Power Plant sites include: the above ground fuel storage area, a drum storage area, generator storage area, substation yard, former mobile station, storm water outlets, battery storage area and groundwater requirements. The Telephone Exchange site is a hazardous substance storage area.

Operations and Maintenance

Costs included program management, building closure costs, equipment removal and transportation, and facilities management. Also included were caretaker, real estate, and other related labor, support, and contractual requirements necessary to complete disposal of the property. Real estate costs for identified parcels included appraisals, surveys, and title searches.

The Caretaker Site Office (CSO) is headed by a Lieutenant Commander and is responsible for public relations and facilities management commensurate with identified reuse requirements. The CSO is responsible for all BRAC property on Guam in caretaker status; resources are shared between these sites. This includes NAS Agana, the Ship Repair Facility and former GLUP property. Maintenance of real property and utilities is budgeted based on an as-required basis to facilitate reuse while minimizing cost. Fire protection, security and police functions fall under the current agreement between the Navy and the Government of Guam. Higher than average support costs are necessitated by the remote location of Guam and periodic trips required for meetings, training, etc.

Real estate costs for identified parcels will include appraisals, surveys, and title searches. Economic development, public benefit, and homeless assistance conveyance applications all require review and administration. Housing could be disposed of through a public or negotiated sale.

The Guam Airport Authority (GAA) signed a Joint Lease Agreement to take over airfield operations on 1 April 1995. A final transfer will be made under an

Airport Public Benefit Conveyance for the airfield and direct support areas.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

There are no expected revenues from land sales since the anticipated disposal will result in conveyance to the Government of Guam at no cost.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1650 - NAS Alameda, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	6,500	0	0	0	0	0	6,500
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	270	0	0	0	2,667	38,843	41,780
Studies	270	0	0	0	114	52	436
Compliance	0	0	0	0	973	3,187	4,160
Restoration	0	0	0	0	1,580	35,604	37,184
Operations & Maintenance	5,729	70	0	0	1,552	323	7,674
Military Personnel - PCS	122	206	96	0	0	0	424
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	12,621	276	96	0	4,219	39,166	56,378
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	12,621	276	96	0	4,219	39,166	56,378

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	6,148	6,148	12,296
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	6,148	6,148	12,296
Operations & Maintenance	0	0	0	0	-28,162	-28,162	-56,324
Military Personnel - PCS	0	-801	-1,649	-1,615	-32,329	-32,362	-68,756
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-358	0	-358
Military ES (End Strength)	0	-46	-46	-42	-577	-42	-753
TOTAL SAVINGS	0	-801	-1,649	-1,615	-54,343	-54,376	-112,784

Net Implementation Costs

Military Construction	6,500	0	0	0	0	0	6,500
Family Housing	0	0	0	0	6,148	6,148	12,296
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	6,148	6,148	12,296
Environmental	270	0	0	0	2,667	38,843	41,780
Studies	270	0	0	0	114	52	436
Compliance	0	0	0	0	973	3,187	4,160
Restoration	0	0	0	0	1,580	35,604	37,184
Operations & Maintenance	5,729	70	0	0	-26,610	-27,839	-48,650
Military Personnel - PCS	122	-595	-1,553	-1,615	-32,329	-32,362	-68,332
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-358	0	-358
Military ES (End Strength)	0	-46	-46	-42	-577	-42	-753
NET IMPLEMENTATION COSTS	12,621	-525	-1,553	-1,615	-50,124	-15,210	-56,406

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1650 - NAS Alameda, CA

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of Naval Air Station (NAS) Alameda, which supported aviation squadrons, aircraft carriers, and surface operations and training for the U.S. Pacific Fleet. The Alameda Reuse and Redevelopment Authority has completed a reuse plan. Disposal will be by an economic development conveyance except for transfers of property for a Least Tern Refuge to the Fish and Wildlife Service and housing to the Coast Guard. The 1995 Commission changed the receiving sites specified by the 1993 Commission for aircraft along with dedicated personnel, equipment, and support, and reserve aviation assets from NAS North Island and NASA Ames/Moffett Field, respectively, to other naval air stations, primarily the Naval Air Station, Corpus Christi, Texas, to support the Mine Warfare Center of Excellence, Naval Station, Ingleside, Texas. NAS Alameda closed on 30 April 1997. The Naval Aviation Depot (NADEP) Alameda, a tenant of NAS Alameda, has also closed. The anticipated final closure disposal date is June 2005.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1995-1996

	Amount (\$000) -----
P-305T PUGET SOUND NSY PLAYING FIELDS	1,950
P-298T PORT HADLOCK ORDCTRP HIGH EXPLOSIVE MAGAZINES	5,100
P-300T PUGET SOUND NSY PARKING GARAGE	14,400
P-316T FALLON NAS BATTALION UNIT EQUIPMENT SHOP	2,140
Total	23,590

FY1996

	Amount (\$000) -----
P-430U CORPUS CHRISTI NAS OPERATIONAL FACILITIES	6,500
Total	6,500

Note: The following two projects were added to FY96 via reprogramming -

	FY1996 Amount (\$000) -----
P-440U CORPUS CHRISTI NAS HM-15 OPERATIONAL FACILITY	9,500
P-441U CORPUS CHRISTI NAS AIRCRAFT APRON UPGRADE	9,750

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The multi-year BRAC III disposal/reuse EIS is in process, with the EIS awarded pre-FY96. Integrating and managing the EIS as a joint EIS/California Environmental Quality Act Environmental (CEQA) Impact Report (EIR) resulted in added complexity and schedule extensions, leading to a Navy decision in February 1999 to split the CEQA document off from the NEPA document. A Record of Decision is expected in FY 2000. Funding is required in FY 2000 to support needed modifications to the EIS and historic buildings recordation. This represents an increase in required funding above the prior year's Presidential Budget submittal projections, because of the schedule extension needed to complete the EIS.

The BRAC IV closure of FISC Oakland Alameda Annex and Facility comes under the same LRA and Reuse Plan as the BRAC III NAS Alameda closure, so the actual EIS analysis has been integrated into the NAS Alameda BRAC III EIS. Added costs of modifying the NAS disposal/reuse EIS to include the BRAC IV FISC Alameda Annex and Facility closure are contained in the budget for BRAC III NAS Alameda.

Compliance

FY 2000-2001 required funding is to:

- Update the Environmental Baseline Survey
- Cleanup 6 of 16 areas of the fuel lines including free product removal, in-situ soil vapor extraction (SVE), and soil removal. Two of the areas require free product removal. One is a major area at a former fueling station (100,000 sqft.) and another is a smaller area with significant leaks (10,000 sqft). Soil contamination requires in-situ soil vapor extraction at 4 areas and air sparging at 2 areas with each area of treatment being approximately 10,000 sqft. at each location, except one larger area of 100,000 sqft. Other costs include sample collection and analysis, groundwater and air treatment, wastewater disposal costs, and construction and operation oversight and management.
- TPH soil and ground water cleanup @ 6 UST including in-situ soil vapor extraction (SVE) at 4 locations and air sparging at 2 locations with an area of treatment of approximately 10,000 sq.ft. at each location. Other costs include sample collection and analysis, air treatment, construction and operation oversight and management.
- Lead Base paint (LBP) remediation as follows:

Additional LBP abatement in soil required based on results from recent DTSC sampling of non-residential structures which indicates that wood and steel structures will need soil remediation. (Two water towers will definitely need soil removal.)

Additional abatement required at Big Whites officer's quarters, and

Additional abatement required of 1960-78 housing units based on new DOD

policy.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for mixed use including residential enclaves, light industry, a marina, a golf course, a regional park, and a university campus. The property will be conveyed to the Alameda Reuse and Redevelopment Authority (ARRA) via an EDC and PBC; and to DOI for a Least Tern habitat area. Housing will either be transferred to the Coast Guard or the Coast Guard will lease it back. The CERCLA property includes 24 IR sites. The IR sites are in 12 Conveyance Parcels A-1 through F. NAS Alameda is not on the National Priorities List (NPL); however, EPA is in the process of placing it on the NPL. NAS Alameda does not have a Federal Facilities Site Remediation Agreement (FFSRA).

The following is a synopsis of the status of work being executed and the FY 2000-2001 funding requirements at the IR sites as they relate to the Conveyance Parcels.

Conveyance Parcels A-1 through A-4 - The "A" Parcels total 2,190 acres, or about 80% of the total property available for transfer at Alameda Point. Parcel A-1, 1,217 acres (uplands and submerged) represents the largest single portion of land to be transferred to the ARRA and has the earliest projected transfer date. Likely reuse scenarios include residential enclaves, light industry, a regional park, and a golf course. Parcel A-2 is 159 acres of property (5 acres of uplands) belonging to the City of Alameda that is leased to the Navy. The lease termination will occur after the NEPA ROD. Parcel A-3 comprises 779 acres of upland and submerged property slated for transfer to the USFWS for use as a wildlife refuge and Parcel A-4 is 35 acres of upland that is programmed in the overall conversion plan as a federal to federal transfer to the USCG, but more recent negotiations between the City and the USCG suggest a leaseback as the more feasible option.

FY 2000-2001 funding requirements are for remedial design, remedial action and Long Term Operation of 5 Underground Storage Tank sites.

Conveyance Parcel B - IR Sites 6, 7, 8, 15, and 16 are grouped together to form Operable Unit 1 or Parcel B. Parcel B comprises 28 upland acres dispersed throughout NAS Alameda. All portions of the Parcel B property are scheduled for transfer to the ARRA with light industry as the likely reuse scenario. At IR Site 15, excavation of contaminated soil has been completed. Site 15 was backfilled with clean soil. A Temporary Storage and Treatment Area (TSTA) was constructed. The contaminated soil was trucked to off-site landfills. At IR Site 16 a contaminated soil removal action has been completed.

FY 2000-2001 funding requirements are for remedial design, remedial action and Long Term Operation of 3 sites and Long Term Monitoring at 2 other sites.

Conveyance Parcel C - IR Site 1, designated Operable Unit 3, makes up all of Parcel C. This 24 acres of upland is located in the extreme northwest corner of NAS Alameda and is programmed as a golf course in the Community Reuse Plan. Radiological surveys of the landfill at IR Site 1 were started and some initial radiological surveys were completed. A demonstration by University of Waterloo for treatment of chlorinated solvents and BTEX (Benzene, Toluene, Ethylbenzene, Xylenes) in groundwater is continuing.

FY 2000-2001 funding requirements are for remedial design, remedial action and Long Term Operation of Site 1, containing heavy metals and chlorinated solvents in ground water.

Conveyance Parcels D-1 and D-2 - IR Sites 3, 4, 5, 9, 10, 11, 12, 13, 14, 19, 21, 22, 23, and 25 make up Operable Unit 2. All of the above mentioned sites, with the exception of Site 25, are further designated Parcel D-1, which is slated for transfer to the ARRA and/or PBC applicants. Parcel D-1 is about 143 acres of upland with reuse scenarios that include light industry, regional parks, and a golf course. Parcel D-2, Site 25, is the contaminated portion of the USCG transfer/leaseback mentioned in the Parcel A-4 discussion.

Treatability studies are underway through the University of California at Berkeley (UCB) for IR Site 3 and 13. These studies will evaluate the feasibility of using innovative technologies and examine Intrinsic Bioremediation of contaminated sediment. At IR Site 5, a demonstration of electrokinetic technology for the removal of metals from soils at the former plating shop is ongoing. Demonstration by Resolution Resources of 3-D Seismic Profiling to identify Dense Non-Aqueous Phase Liquids (DNAPLs) in subsurface was completed. Treatability studies by UCB have been initiated for natural attenuation of chlorinated solvents. Radiological surveys of radium paint areas are completed at IR Sites 5 and 10 and a removal action workplan for elevated levels of radiation is being developed. Steam enhanced extraction was evaluated (bench-scale) at Site 13. The study verified that the petroleum based contaminant mass was not moving. The study also provided valuable information that will be utilized in future remediation efforts.

FY 2000-2001 funding requirements are for remedial design, remedial action and Long Term Operation of 14 sites, including the West Beach Landfill, the Aircraft Engine Facility, the Aircraft Rework Facility, the Missile Rework Operations Facility, the Former Oil Refinery, the Hazardous Waste Storage Yard and the Shipfitting and Engine Repair Buildings. Contaminants at these sites include heavy metals, chlorinated solvents, radium paint, and DNAPLs.

Conveyance Parcels E-1, E-2, and E-3 - Operable Unit 4 is comprised of IR Sites 2, 17, 18, 20, and 24. Sites 17 and 24 are designated as Parcel E-1, about 110 acres of submerged property, scheduled for transfer to the City for use as a marina. Site 2, designated Parcel E-2 and covering 121 acres of upland area, is the contaminated portion of the USFWS transfer mentioned in the Parcel A-3 discussion. Site 25, designated Parcel E-3, is 46.25 acres of submerged property and is the last piece of property scheduled for transfer. Treatability studies are underway through the University of California at Berkeley (UCB) for IR Site 2 and 17. These studies will evaluate the feasibility of using innovative technologies and examine Intrinsic Bioremediation of contaminated sediment. Also at IR Site 17, studies for potential early treatability of sediments at the SeaPlane Lagoon are underway. Minor characterization of the site was recommended to determine bioavailability and the lateral and vertical extent of contamination.

FY 2000-2001 funding requirements are for remedial design, remedial action and Long Term Operation of 4 sites including the Seaplane Lagoon (remedial action funded in FY 2002), the Oakland Inner Harbor, and the Storm Sewer System. Contaminants include chlorinated solvents, semivolatile organic compounds, PCB, pesticides and metals affecting sediments.

All Sites - Phase II of the Ecological Assessment is underway. Treatability studies were initiated for 5 sites and began the final phase of the aquatic and terrestrial ecological assessment. A consolidated waste unit for disposal of contaminated soils was developed.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, tenant moving costs, employee transition assistance, severance entitlements, reduction in force costs, travel, and permanent change of station as necessary to support closure of the activity.

Costs also include real estate, caretaker and related labor, support, and contractual requirements necessary to complete disposal of the property. Contractual costs cover appraisals, title search, and surveys. Costs associated with interim outleasing of closure property and termination of existing leases are also included.

The Caretaker Site Office (CSO) is headed by a Lieutenant Commander responsible for public relations and managing facilities commensurate with identified reuse requirements. This budget is based on the assumptions that the EDC with the City of Alameda will be approved by late February 2000 and the City will accept full financial caretaker responsibility for the entire base by 1 April 2000. The requested amount for FY 2000 is slightly higher than that presented last year due to a 6 month delay in the disposal process. FISC Oakland and Alameda Annex residual work effort and oversight of Naval Hospital Oakland have been assumed by the Regional Alameda CSO. This action helps contain CSO costs at those sites. From FY 2001 until disposal, the only caretaker cost is for minimal CSO salary and support until remaining property is transferred.

BRAC IV redirected the HM-15 squadron to NAS Corpus Christi vice NAS North Island. Costs were for transportation of equipment, including freight costs for relocating HM-15 and the packup kits and consumable material from Aircraft Intermediate Maintenance Department (AIMD) that support HM-15; equipment reinstallation, including AIMD Intermediate Material Readiness List (IMRL) and plant equipment that support HM-15; and collateral equipment for initial outfitting of BRACON projects.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs were based on the total end-strength assigned to the particular base, area, or realignment activity that was being affected by the BRAC 95 recommendations.

Other

No requirement.

Land Sales Revenue

Parcels of NAS Alameda are planned for disposal under lease termination, public benefit conveyances (PBC), an economic development conveyance (EDC), and Federal transfers. Proceeds from land sales will only be realized if the EDC and/or PBCs provide for monetary compensation to the Navy.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are a result of efficiencies gained by collocating all mine warfare assets at a single site.

Military Personnel

Savings are a result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1820 - NSWC-Carderock, Annapolis, MD

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	5,400	26,925	0	0	0	32,325
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	378	273	778	10	482	3,436	5,357
Studies	155	116	9	10	17	0	307
Compliance	223	157	175	0	360	356	1,271
Restoration	0	0	594	0	105	3,080	3,779
Operations & Maintenance	8,716	1,535	10,066	6,039	1,759	662	28,777
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	1,114	544	5,969	534	0	0	8,161
Other	0	0	0	0	0	0	0
TOTAL COSTS	10,208	7,752	43,738	6,583	2,241	4,098	74,620
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	10,208	7,752	43,738	6,583	2,241	4,098	74,620
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-1,590	-5,010	-10,520	-14,200	-14,626	-15,065	-61,011
Civilian ES (End Strength)	-19	-51	-176	-176	-176	-176	-774
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-1,590	-5,010	-10,520	-14,200	-14,626	-15,065	-61,011
Net Implementation Costs							
Military Construction	0	5,400	26,925	0	0	0	32,325
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	378	273	778	10	482	3,436	5,357
Studies	155	116	9	10	17	0	307
Compliance	223	157	175	0	360	356	1,271
Restoration	0	0	594	0	105	3,080	3,779
Operations & Maintenance	8,716	1,535	10,066	6,039	1,759	662	28,777
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-476	-4,466	-4,551	-13,666	-14,626	-15,065	-52,850
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-19	-51	-176	-176	-176	-176	-774
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	8,618	2,742	33,218	-7,617	-12,385	-10,967	13,609

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1820 - NSWC-Carderock, Annapolis, MD

CLOSURE/REALIGNMENT ACTION

The Naval Surface Warfare Center, Carderock Division Detachment, including the NIKE Site, Annapolis MD, will be closed. The operational closure date is December 31, 1999, with final property disposal planned for August 2001. The fuel storage/refueling sites and the water treatment facilities will be transferred to the Naval Station, Annapolis to support the U.S. Naval Academy and Navy housing. Appropriate functions, personnel, and equipment will be relocated to the Naval Surface Warfare Center (NSWC) Carderock Division Detachment, Philadelphia, PA; the Naval Surface Weapons Center, Carderock Division, Carderock, MD; and the Naval Research Laboratory, Washington, D.C.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1997

	Amount (\$000) -----
P-184U PHILADELPHIA NSWC ADVANCE MACHINE SYSTEMS R&D LAB	5,400
Subtotal	5,400

	FY1998 Amount (\$000) -----
P-181U BETHESDA NSWCCARDERO ADVANCED MATERIALS FACILITY	1,450
P-182U BETHESDA NSWCCARDERO MAGNETIC FIELDS FACILITY	8,000
P-185U PHILADELPHIA NSWC ACOUSTICS R&D FACILITY	11,200
P-186U PHILADELPHIA NSWC ELEC POWER R&D FACILITY	6,275
Subtotal	26,925
Total	32,325

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. It is anticipated that preparation of Categorical Exclusions for interim leases will be required. There will also be a need to address historic resources issues.

Compliance

Main Site - We are completing the Phase II Environmental Baseline Survey (EBS) and a radiological release survey. We have four Areas of Concern (AOC) identified. These are: AOC 1 - pesticide mixing area; AOC 2 - Sand Blast Pad (contaminants include metals); AOC 3 - TCE Area (trichloroethane); and AOC 4 - Old Fuel Farm (petroleum contamination). We will award remedial design (RD) for three of these sites in FY00 and removal actions for three of these sites in FY00 and FY01 (AOC1 - AOC 3). No additional cleanup is needed at AOC 4.

Installation Restoration

Bay Head Road Annex - Site Investigation (SI) on this site was conducted in 1991. There was contamination present at levels that required additional investigation. The contamination found was primarily heavy metals. Based on this, a Remedial Investigation/ Feasibility Study (RI/FS) has been initiated for the parcel as a whole. RI work plan is being revised based on regulator comments with plans to start field work in 1999. Our plan is to complete the RI/FS in January of 2000. Based on the findings, we will start the RD phase in January 2000, with award of the remedial action (RA) in FY00 and FY01.

Main Site - We have identified 2 sites at the Main Site that require an RI/FS and cleanup. These are: Site 2 - mercury contaminated soil; and Site 3 - Scrap/storage yard (contaminants include Polychlorinated Biphenyls (PCB's), Poly Aromatic Hydrocarbons (PAH's), petroleum, and metals). We expect to complete the RI/FS in December 1999 and start the RD phase in December 1999, with award of the remedial action for both sites in FY00 and FY01.

Operations and Maintenance

NSWC Carderock Division Detachment, located at Annapolis will be closed. The functions, personnel and associated equipment of the machinery propulsion, auxiliary machinery, electric power technology, pulsed power systems, and machinery acoustic silencing research and development capabilities will be moved to NSWC Philadelphia Detachment. The functions, personnel and associated equipment of the materials processing, information systems and magnetic fields laboratory will be moved to the Carderock site. The intermediate scale fire facilities will be moved from the Nike site on Bayhead Road, Annapolis, to the Chesapeake Division, Naval Research Laboratory. The deep ocean test facilities, submarine fluid dynamics facility and the remaining Annapolis detachment facilities and base infrastructure (with the exception of the water treatment plant) will be closed. Civilian personnel one-time costs include severance pay, separation incentive pay, extended health benefits and permanent change of station. Costs include relocations, equipment removal or equipment disposal and transportation costs including packaging, shipping, and reinstallation of office and laboratory equipment.

Also included are program management, caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Real estate costs cover appraisals, title search, surveys, and marketing efforts.

Caretaker salaries are to establish minimum on-site staff levels for management and inspection of services provided through a Cooperative Agreement. Some on-site caretaker labor will be purchased from an outside source. Anne Arundel County (LRA) provides fire protection services. Security requirements are minimal since property is located within other Navy property and will be provided by tenants. Cost of utilities and common services will be shared between the CSO, the LRA, and remaining Navy/DOD tenants. RPM costs will be at the initial minimal levels

required to support reuse. The CSO will operate the central heating plant and provide other utilities support for the first year (via the Cooperative Agreement). After the first year, the CSO will aggressively transition the heating plant operation and other utilities support to the LRA.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

Costs include the acquisition and installation of collateral equipment necessary to support the functions.

Land Sales Revenue

We do not anticipate any revenue.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4280 - NISMC, Arlington, VA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	109	0	0	0	109
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	109	0	0	0	109
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	109	0	0	0	109

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	-507	-522	-538	-1,567
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	-507	-522	-538	-1,567

Net Implementation Costs

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	109	-507	-522	-538	-1,458
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	109	-507	-522	-538	-1,458

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4280 - NISMC, Arlington, VA

CLOSURE/REALIGNMENT ACTION

Relocate the Naval Information Systems Management Center from leased space in Arlington, Virginia, to the Washington Navy Yard, Washington, D.C.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, equipment removal and transportation, and relocation costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Reduction of lease costs.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1860 - Naval Recruiting Command, Arlington, VA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	5,240	0	0	0	5,240
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	8	8	470	3,898	0	0	4,384
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	8	8	5,710	3,898	0	0	9,624
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	8	8	5,710	3,898	0	0	9,624

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	-167	-143	-125	-435
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-10,112	1,108	1,189	197	203	209	-7,206
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-10,112	1,108	1,189	30	60	84	-7,641

Net Implementation Costs

Military Construction	0	0	5,240	0	0	0	5,240
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	8	8	470	3,731	-143	-125	3,949
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-10,112	1,108	1,189	197	203	209	-7,206
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	-10,104	1,116	6,899	3,928	60	84	1,983

BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY

1860 - Naval Recruiting Command, Arlington, VA

CLOSURE/REALIGNMENT ACTION

Change the receiving site for the Naval Recruiting Command, Washington, D.C., specified by the 1993 Commission from "Naval Training Center, Great Lakes, Illinois" to "Naval Support Activity, Memphis, Tennessee."

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1998

	Amount (\$000) -----
P-328U MEMPHIS NAVSUPPACT BUILDING MODIFICATIONS	5,240
Total	5,240

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment of the activity.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of a reduction in lease costs, as well as a reduction in civilian personnel salary and support.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1835 - NAVSEA, Arlington, VA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	13,200	93,395	71,543	0	0	178,138
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	389	33	0	0	0	0	422
Studies	389	33	0	0	0	0	422
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	85	281	349	5,307	3,683	16,542	26,247
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	474	13,514	93,744	76,850	3,683	16,542	204,807
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	474	13,514	93,744	76,850	3,683	16,542	204,807

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	600	1,525	34	-5,682	-3,523
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-40,590	-93,025	-9,778	-4,624	0	0	-148,017
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-40,590	-93,025	-9,178	-3,099	34	-5,682	-151,540

Net Implementation Costs

Military Construction	0	13,200	93,395	71,543	0	0	178,138
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	389	33	0	0	0	0	422
Studies	389	33	0	0	0	0	422
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	85	281	949	6,832	3,717	10,860	22,724
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-40,590	-93,025	-9,778	-4,624	0	0	-148,017
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	-40,116	-79,511	84,566	73,751	3,717	10,860	53,267

BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY

1835 - NAVSEA, Arlington, VA

CLOSURE/REALIGNMENT ACTION

Change the receiving sites specified by the 1993 Commission for the relocation of the Naval Sea Systems Command, including the Nuclear Propulsion Directorate (SEA 08), the Human Resources Office supporting the Naval Sea Systems Command, and associated PEOs and DRPMs, from "the Navy Annex, Arlington, Virginia; Nebraska Avenue, Washington, D.C.; Marine Corps Combat Development Command, Quantico, Virginia; or the White Oak facility, Silver Spring, Maryland" to "the Washington Navy Yard, Washington, D.C. or other government-owned property in the metropolitan Washington D.C. area." The operational closure date is 1 July 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1999

	Amount (\$000) -----
P-009U WASHINGTON NAVY YARD NAVSEA HEADQUARTERS RELOCATION	71,543

Subtotal 71,543

Total 178,138

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

The following paragraphs summarize the NAVSEA Headquarters (NAVSEA HQ) Operations and Maintenance budgetary requirements for fiscal years 2000 and 2001. Construction work is well underway and is expected to complete by November 2000. NAVSEA HQ will begin the fit out of all buildings in July 2000 and will start relocating offices and personnel in January 2001. NAVSEA HQ will complete its

relocation by July 2001. This budget submittal reflects all of the funding requirements to accomplish NAVSEA HQ's move to the Washington Navy Yard (WNY).

Budget estimates to relocate NAVSEA HQ to the WNY are based on planning conducted over the past five years and from data points derived over the course of BRAC III/IV. Milestone dates for design, request for proposal (RFP) and construction schedules have been updated to identify the projected BOD and the subsequent relocation of personnel to the destination site. NAVSEA HQ has selected the project management team to plan and execute the move. In addition, a relocation project management plan was developed to align functions and organizations with their appropriate roles and responsibilities to support the move in its entirety.

Based on current planning data, NAVSEA HQ plans to start the physical move in January 2001 and will complete all office moves no later than July 2001. Move schedules are primarily dependent on the BODs. An integrated master schedule is being developed to coordinate and integrate the telecommunications, security and systems furniture installation efforts. The schedule below lists the current planned major milestone dates:

BUILDING 197	CALENDAR DATES
Delivery	NOV 2000
Fit out	JUL 2000 - MAY 2001
Move Offices	JAN 2001 - JUL 2001

BUILDING 201	
Delivery:	SEP 2000
Fit out	SEP 2000 - DEC 2000
Move Offices	JAN 2001 - JUL 2001

BUILDING 104	
Delivery	AUG 2000
Fit out	NOV 2000 - DEC 2000
Move Offices	JAN 2001 - JUL 2001

BUILDING 176	
Delivery	OCT 2000
Fit out	OCT 2000 - MAY 2001
Move Offices	OCT 2001 - JUL 2001

SITE	
Delivery	AUG 2000

PARKING GARAGE	
Delivery	SEP 2000

The NAVSEA HQ move is dependent on the construction schedule and the projected turnover of all buildings by the construction contractor to the government. Significant planning and coordination efforts are required to minimize disruption to NAVSEA HQ program offices and support organizations during the course of the move. The first phase for developing office space layouts (detailed design) was conducted in FY 1998, with final design efforts occurring in late FY 1999.

B. INFORMATION/COMMUNICATIONS INFRASTRUCTURE (CI)

1. Background: The proposed NAVSEA HQ Communications Infrastructure (NCI) at the WNY will provide the same capabilities as the existing Crystal City communications system, including management tools and capabilities that allow monitoring of the infrastructure. Recognizing that over the next decade, Information Resources Management (IRM) will have to provide more information

support with fewer resources, NAVSEA HQ has worked to continuously implement technological innovations into the process where it contributes to effectiveness and reduced costs. The NAVSEA HQ Communications Relocation Plan takes these technological advances into account in providing internal and external data communications.

For this topic, "communications infrastructure" consists of:

- | | |
|--------------------|---------------------------------|
| • cable plant | E-Mail hub |
| • routers/bridges | external connectivity equipment |
| • intelligent hubs | directory management |
| • phone closets | help desk interface |
| • equipment racks | outlet boxes |
| • connectors | patch cables |
| • telephone cables | switches |

The procurement and installation of the cable plant (network infrastructure) will commence in FY 2000. As buildings are refurbished for adaptive reuse, the building shells will be pre wired to accept integration of all building systems.

NAVSEA HQ has conducted recent telecommunications studies to determine communication system requirements for relocating to other sites. These studies are on-going through FY 00 due to the increasing reliance on electronic exchange of information to complete the missions within the various NAVSEA program offices. By conducting an analysis of existing capabilities, we have identified Command requirements that will need to be implemented for NAVSEA HQ to conduct its mission, regardless of location. The design of the NCI has been modified as required to incorporate additional mission required technological capabilities as they are implemented in Crystal City. Our goal is to centralize the procurement and use of information technology to streamline data processing needs and to eliminate the duplication that contributes to higher operating and maintenance costs over the long term.

Mature technology, coupled with emerging technology or "next generation" developments, will continually be reviewed to enable NAVSEA HQ to design a communications system that meets current requirements and capabilities at the least cost and provides the flexibility to adapt, when practical. NAVSEA HQ's choice of the technical configuration reflects the most cost effective alternatives that are available in the communications industry today for networking technology and capability. NAVSEA HQ will work closely with telecommunications providers such as the Defense Telecommunications Systems, Washington (DTS-W) organization, to ensure that a fully integrated solution is achieved through a close partnership in the planning/design stages.

2. Cable Plant/Communications Infrastructure: The cable plant will interconnect all users as it does today. At the WNY, NAVSEA HQ will be located in multiple buildings that will be tied together to provide total connectivity. The current network management systems will be modified, relocated and installed at the WNY to centrally monitor and control the entire network infrastructure from a help desk and operations center in the main computer facility. From a life cycle cost standpoint, the NCI will be less maintenance intensive, thereby, reducing recurring IRM costs to Navy operating budgets.

Cost effectiveness will be achieved through streamlined management and minimization of future infrastructure modifications through pre-wiring of all facilities. This will provide for centralized management of distributed, intelligent network devices and ultimately will provide for making the network centrally manageable right down to the end user level (e.g., PCs and hand sets). Further, our strategy is to accommodate as many of the current NAVSEA HQ infrastructure components (legacy equipment) existing at the time of the projected relocation as possible without compromising requirements.

The cable plant installation will take place during the refurbishment of the existing buildings and/or as part of any new construction prior to occupancy. The communications systems installation, which requires coordination with the prime construction contractor and the telecommunications contractor, will be integrated into the NAVSEA HQ master relocation plan. Design efforts will be ongoing during the next three years, with final design/installation commencing in FY 2000.

3. Equipment: The equipment, instrumentation and related components common to data and imaging are to be installed in the main computer room (MCR), telecommunication closets, and telephone equipment rooms in each of the buildings. The electronic components such as: switches, routers, servers, etc., will work with multiple media types at multiple data rates and/or data transport techniques and can be integrated as practical. A complete and usable communications system will be operational prior to the relocation of offices and people.

C. MOVE CENTRALIZED SERVER FARM

NAVSEA HQ relies on several hundred servers for data storage, e-mail, web services, scheduling, imaging, file and print services, and specialized database applications. The majority of these have been consolidated and located into a single computing facility. By the time of the relocation, the remaining servers will have also been consolidated into the central facility. All servers with the exception of those processing classified information, will be relocated to the MCR in building 197 as part of the move.

To minimize disruption to the users, these servers will be relocated ahead of the movement of personnel, as soon as the MCR is available from the builder with adequate power, cooling and security. The majority of the servers will be installed in open racks in the MCR with those requiring additional security housed in locking cabinets. Management consoles and associated equipment will be housed in designated areas within the MCR facility. The PMS 390 computer center, included in the 1998 budget submission, has been relocated to a field activity and is no longer a move requirement.

D. PHONE SYSTEM

Telephone services for NAVSEA at the WNY are required so that the claimant may perform its mission. Because the need exists to continue operations at the Crystal City Complex and simultaneously provide telephone services at the WNY, dual telephone service needs to be provided. The overlap period will be from approximately January 2001, when the first NAVSEA employees begin to relocate, until approximately July 2001 when the relocation of the NAVSEA employees is complete. The new telephone system is required to provide this interim support and will remain installed after NAVSEA's relocation. Additionally, due to its antiquity, and its integrally installed nature at the Crystal City Complex, it is cost prohibitive to relocate the existing telephone system infrastructure.

There are three (3) major phases associated with providing the required telephone services at the WNY. These phases are the design of the system, the acquisition of system components, and the physical installation, integration, and testing of the system.

The design of the telephone system must be accomplished expeditiously so that the major system components may be acquired in a time frame that will support the actual system installation and testing. The system must be operational by January 2001 when the first NAVSEA employees begin to relocate. Key components to be considered during the design phase are the wiring and cabling

strategy including the placement of components within the various telephone equipment rooms and telecommunications closets, the placement of the Main Point Of Presence (MPOP), and its connectivity to the commercial service providers. Additionally, during this phase, key decisions will be made with respect to the systems functionality (service features) which will further determine the components required to provide a fully operational system.

During the acquisition phase, the major components identified during the design phase will be acquired. The production and administrative lead times associated with the acquisition of the telephone system components is such that the items must be ordered in a timeframe to support the installation, integration, and testing of the system.

The final phase will be the physical installation of the telephone system, which includes the installation of wiring and cabling, the installation of the major components that facilitate use of the system, and the integration and testing of the system. This phase is expected to take several months and the final testing must support a system availability of January 2001. Key to this process will be the installation of the MPOP and its integration with the local and long distance service providers.

E. MOVING COSTS

The NAVSEA plan is to move personnel and equipment in a time phased manner beginning the second quarter of FY 2001. NAVSEA estimates that it will take approximately six months to complete the move. 4,125 people will be moved along with their associated equipment, furniture and miscellaneous items as noted below. Moves will take place primarily over weekends, in order to create as little disruption to the work environment as possible.

Cost elements for moving personnel/equipment include the purchase of furniture, the relocation of existing furniture, and general moving costs associated with individual workstation items such as: personal storage units, desktop computers, file cabinets, bookcases, safes, chairs, etc. This budget estimate considers the quantity and type of furniture to be relocated, the quantity and type of furniture to be disassembled, the quantity and type of furniture to be reassembled, general office items to be relocated, desktop computer equipment to be relocated, etc. Also, there are surplus/disposal costs associated with NAVSEA's move to the Washington Navy Yard.

1. Office Furniture: NAVSEA plans to maximize the available usable space provided by new construction and refurbishment by procuring systems furniture. The furniture will be designed to the building floor plan to minimize space requirements at the new location and to take advantage of available light. Existing furniture will be relocated for reuse in private offices, conference rooms, and administrative workstations subject to reuse analysis.

2. Procurement Of Systems/Modular Workstations

The Navy's strategy is to develop a furniture procurement package that offers the best value to the government. The Navy is negotiating with FPI and GSA to get the most advantageous pricing structure and delivery arrangement practical. Our assumption is that NAVSEA HQ will be able to procure systems furniture under free and open competition through the GSA vehicle. The furniture procurement cost includes: contract administration, design services, delivery, installation and set-up.

Some existing modular and systems furniture will be relocated, but many workstations will need to be procured and installed since much of the older furniture will not fit into the floor plans at the new and refurbished buildings. Space at the WNY buildings will be at a premium and extensive planning and design is required to utilize space in the most efficient manner possible. Our plan

assumes that new systems furniture will be procured for 2,164 workstations.

3. Conventional Office Relocation: In addition to the systems/modular furniture requirement, the Navy will relocate numerous private offices. The primary costs for relocating existing conventional office furniture will occur due to requirements to protect high finish surfaces. The cost estimates for moving conventional office furniture are based on historical costs associated with previous moves and will be updated as NAVSEA negotiates a moving contract.

4. Open Office Relocation: NAVSEA cost estimates were derived by using a range of historical cost data to develop an average cost basis for moving workstations and personal effects, e.g., files, cabinets, tables, chairs, etc. Costs associated with relocating workstations, desktop computers, conference room contents, storage areas, etc., are included in the estimates.

5. Clean up of Leased Spaces: NAVSEA will incur costs to vacate GSA, commercially leased space and return the space to the owners. Cost estimates in this category include: trash removal, recycling, removal of tenant installed equipment and negotiated tenant/landlord costs for move related damages. In many instances, cable trays, electrical and telecom conduits and air conditioning units will require removal from the leased spaces. Additionally, wall surfaces will require repairs, patching and painting, so that the spaces are essentially returned to a pre-lease condition. Door and cypher locks will also require replacement.

6. Surplus/Disposal: NAVSEA will incur costs to surplus and dispose existing unusable furniture, excess equipment, supplies, etc. that are left in Crystal City subsequent to the move. Defense Supply Service, Washington, is the agency expected to coordinate disposal efforts with NAVSEA facility managers. Extensive time and attention will be required to coordinate what is relocated and surplus/disposed of and these efforts will need to be managed simultaneously. Loading docks, which are minimal, will be in use constantly. To avoid conflicts in loading dock use, non-standard working hours will be required.

7. Inventory Analysis: NAVSEA has begun reducing on hand inventory to minimize the quantity of assets to be relocated. NAVSEA has completed phase 1 of an inventory analysis of plant property to track the disposition of assets. The initial bar-coding and scanning of NAVSEA assets provides a working baseline to estimate the items to be relocated to the WNY. BRAC funding is required to further refine the baseline inventory model to link the phase 1 data to the upcoming WNY relocation. This will be accomplished by developing a relocation database from a module in existence as part of the initial inventory program. This effort will track all assets moving to the WNY and those identified as excess property. Furthermore, phase 2 will extend the inventory analysis to include the WNY site and buildings and to inter connect the data to assist in managing the overall move. This effort will include a design review of WNY drawings and layouts and software modifications to utilize the building computer aided design (CAD) layouts to reflect as built drawings provided by the architectural and engineering firm.

F. MOVING MISSION SUPPORT EQUIPMENT

1. Miscellaneous Equipment: NAVSEA has identified unique and/or specialized equipment that will be relocated to the WNY. These are Command assets not included in the above moving expenses and will require, in many cases, specialized packing/handling, calibration and higher transportation and shipping costs.

2. Personal Computer Moves: Moving personal computers (PCs) and their associated peripherals (printers, scanners, etc.) requires unique handling and packaging. Just prior to the move, each PC must be carefully disassembled and packaged. Once a PC is relocated to the WNY, computer technicians are required to

reassemble each unit connect it to the LAN, then test and certify that it is functioning properly.

3. Move Personnel and Command Assets: The items included in this section include the SEA 08 model room, equipment work stations, facsimile machines, copiers, printers, books, space saver filing systems, safes, times-two file cabinets, technical manuals, classified information shipments, and the relocation of other collateral equipment such as antennae. Although NAVSEA continues efforts to reduce paper files, thousands of square feet of files will still need to be relocated.

4. Moving Video Teleconferencing Centers (VTCs):

NAVSEA HQ currently operates seven major Video Teleconferencing Facilities (VTFs). Two VTFs support the Program Executive Officer - Theater Surface Combatants (PEO-TSC), one supports the Program Executive Officer - Submarines (PEO-SUB), one supports the Navy Nuclear Propulsion Program (SEA 08), one supports the Program Executive Officer - Under Sea Warfare (PEO-USW), one supports SEA 00 and one supports the Command. The PEO SUB VTF performs a dual mission. It operates as a combination Electronics Visualization System (EVS) and Video Teleconferencing (VTC) room and functions as a communications room for the Program Office. The EVS/VTC room has a direct hook up to Electric Boat as part of their tasking for New Attack Submarines.

VTF utilization increases every year due to the many consolidations and/or reorganizations occurring in the private/government sector and due to the overall technology improvements that have occurred in the telecommunications industry. VTC use has reduced the amount of traveling to various locations since these facilities are capable of hosting classified teleconferences with equally secure remote facilities.

In addition to the main VTF's, NAVSEA HQ has five equipment rooms that support the six VTFs. Each houses communications cabinets, computers, monitors, coders-decoders, encryptors, plotters, projectors, racks, receivers, peripheral equipment, miscellaneous servers, and air conditioning equipment. Each VTF is outfitted with conference tables, chairs and telecommunications equipment. This cost estimate supports all disconnect, packing, shipping, unpacking and reinstallation charges.

ORGANIZATION	QTY	DESCRIPTION	SIZE
PEO TSC	1	VTF	10-15 PN
PEO TSC	1	VTF	20-30 PN
PEO SUB	1	EVS/VTF	15-20 PN
SEA 001	VTC	130 PN	
SEA 001	MIC	30-45 PN	
PEO USW	1	TANC	10-15 PN
SEA 081	VTC	15-20 PN	

In addition, there is a specialized one-time start-up and installation cost to bring the relocated VTFs on-line with the telephone service provider. These service costs provide the T1/T3 broad bandwidth connection required for accessing real-time video services. The one-time cost is based on the assumption that by the time of the move, T1/T3 trunk lines supplied by the phone company, are capable of supporting multiple users. Included in this cost are two DVS-G T1 lines providing classified video communications and services.

G. SECURITY

1. Introduction: NAVSEA physical security in Crystal City is primarily personnel intensive (guards) and is heavily subsidized by the Defense Protective

Service (DPS). As NAVSEA HQ relocates to government owned property, most of the services that DPS provides today will likely be assumed by NDW. NAVSEA will be designated as a "Level One Restricted Area," establishing physical and psychological deterrents for entry by optimizing use of security forces, channeling the flow of personnel traffic through designated portals, reducing the likelihood of compromise and providing a safe working environment. Procedures and physical security are designed to support the various levels of security requirements within the Command and provide ease in accomplishing the NAVSEA mission.

2. Intrusion Detection Systems: Today, NAVSEA HQ has alarmed spaces in Crystal City for many of its Program Offices that support the design and acquisition of major weapons and shipbuilding programs. The access control system in controlled spaces in Crystal City will be relocated to the WNY. The relocation of specialized working areas known as Sensitive Compartmented Information Facilities (SCIFs) will require the disassembly, packaging, shipping, re-assembly and re-certification of the existing intrusion detection system (IDS) in those spaces.

The access control system proposed for NAVSEA at the WNY is a PC based security management system. The system operates on a multi-task UNIX or AIX operating system written in "C" programming language. Features include facility monitoring, fire alarm annunciation, access controls, closed circuit television (CCTV) control, security management information reporting, critical condition monitoring, output control and guard force control. The system will allow NAVSEA to integrate the access control system and fire alarm system for operating efficiency.

3. Special Spaces: In addition, NAVSEA HQ will relocate the Scientific and Technical Intelligence Liaison Office (SEA 00G) and programs which occupy SCIFs. Currently, NAVSEA has SCIF locations servicing various programs. These are top secret facilities that require specialized construction to comply with security standards and guidelines. The SCIF space must meet security requirements per the Director of Central Intelligence directive 1/21 effective July 29, 1994, and has to be equipped with a dedicated security system, radio frequency interference, electromagnetic interference filters, isolators and other electrical necessities. SCIF costs for this budget submit are included in the overall security and relocation line items. Previous costs included in the SCIF estimate were redistributed as part of IDS configuration and construction build out.

4. SEA 08 Security Requirements: The Naval Nuclear Propulsion Program's (NAVSEA 08) special security needs require procurement and installation of building alarm system equipment, a card reader and automated access system for all perimeter doors and selected interior doors. A CCTV will be installed to monitor interior and exterior perimeter spaces.

5. Blast Resistant Glass (Laminated Glass): A threat assessment and bomb blast study was conducted in 1998 by the Naval Facilities Engineering Center, Port Hueneme, of the planned NAVSEA building complex at the WNY. The study was done in accordance with DoD Directive 2012 H, entitled "Protection of DoD Personnel and Activities Against Terrorism and Political Turbulence." The findings of the study led to the recommendation to replace the planned exterior window glass with a laminated glass. The laminated or blast resistant glass will lessen the chance of personnel being injured or killed by flying glass shards in the event of a bomb blast in the vicinity of the building complex.

6. Security Guards: After the active and pilferable equipment (primarily LAN equipment) begins to arrive and be installed at the WNY, and before the security system is fully installed and operable, there is a requirement to provide security for these items. The strategy is to employ guard service, typical to what currently exists at the NAVSEA Crystal City complex, to provide this service. Once the security system is operational and NAVSEA has moved into the spaces at

the WNY, this requirement will no longer exist.

H. ADMINISTRATION AND PLANNING

Several work years of effort will be necessary to coordinate all the details associated with effecting NAVSEA's move from Crystal City to the WNY. This significant effort started in FY 96 and must continue until project completion.

The BRAC 95 planning and execution time frame spans six years, however, the logistics to relocate a large administrative Command such as NAVSEA requires significant planning. The workload over the course of the relocation project will increase as the project approaches.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Includes avoidance of lease costs.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1839 - Office of Naval Research, Arlington, VA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	0	0	0
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-7,100	-2,087	523	535	554	592	-6,983
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-7,100	-2,087	523	535	554	592	-6,983
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-7,100	-2,087	523	535	554	592	-6,983
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	-7,100	-2,087	523	535	554	592	-6,983

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1839 - Office of Naval Research, Arlington, VA

CLOSURE/REALIGNMENT ACTION

Change the recommendation of the 1993 Commission by deleting the Office of Naval Research from the National Capital Region activities to relocate from leased space to Government-owned space within the NCR. Because of other BRAC-95 actions, space designated for this activity pursuant to the BRAC-93 decision is no longer available.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1837 - SPAWAR, Arlington, VA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	17,592	40,221	3,397	0	0	0	61,210
Military Personnel - PCS	0	0	63	0	0	0	63
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	17,592	40,221	3,460	0	0	0	61,273
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	17,592	40,221	3,460	0	0	0	61,273
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-810	-14,018	-10,560	-7,251	-7,529	-40,168
Military Personnel - PCS	0	0	-1,691	-3,502	-3,582	-3,660	-12,435
Other	-389	-15,132	-12,018	-9,384	-9,582	-9,738	-56,243
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	-44	-44	-44	-44	-176
TOTAL SAVINGS	-389	-15,942	-27,727	-23,446	-20,415	-20,927	-108,846
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	17,592	39,411	-10,621	-10,560	-7,251	-7,529	21,042
Military Personnel - PCS	0	0	-1,628	-3,502	-3,582	-3,660	-12,372
HAP	0	0	0	0	0	0	0
Other	-389	-15,132	-12,018	-9,384	-9,582	-9,738	-56,243
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	-44	-44	-44	-44	-176
NET IMPLEMENTATION COSTS	17,203	24,279	-24,267	-23,446	-20,415	-20,927	-47,573

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1837 - SPAWAR, Arlington, VA

CLOSURE/REALIGNMENT ACTION

Change the recommendation for the Space and Naval Warfare Systems Command, Arlington, VA specified by the 1993 Commission from "relocate from leased space to Government-owned space within the NCR, to include the Navy Annex, Arlington, Virginia; Washington Navy Yard, Washington, D.C.; 3801 Nebraska Avenue, Washington, D.C.; Marine Corps Combat Development Command, Quantico, Virginia; or the White Oak facility, Silver Spring, Maryland" to "Relocate from leased space to Government-owned space in San Diego, California, to allow consolidation of the Naval Command, Control and Ocean Surveillance Center, with the Space and Naval Warfare Command headquarters."

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include permanent change of station and a household move for approximately 354 civilians and approximately 25 foreign personnel. Also included are separation incentives, severance pay, lump sum leave, and extended health benefits for civilian personnel to be separated as a result of the closure action. The consolidation of SPAWAR and NCCOSC information systems was required to achieve the efficient collocation of the organizations. This included LAN/network move, ADP equipment items, consolidation of corporate data base, financial system, travel system, and security system. Costs include disassembly, removal, packing, relocation, reassembly, and re-calibration of material and equipment. Also included are an optical imaging system, facility modification, contractor support for planning, travel for planning, disconnect and relocate phones, and transportation.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and operational moves in all other cases. The PCS costs are based on the total end strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 95 recommendations.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings will result from the relocation from leased space to government-owned space. Additional savings will occur from a reduction in civilian personnel billets, as part of the consolidation.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4420 - MSCLANT, Bayonne, NJ

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	3,285	0	0	0	3,285
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	3,285	0	0	0	3,285
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	3,285	0	0	0	3,285
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	3,285	0	0	0	3,285
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	3,285	0	0	0	3,285

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4420 - MSCLANT, Bayonne, NJ

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommended the closure of Military Traffic Management Command in Bayonne, NJ. This is an Army BRAC action for which MSCLANT is a tenant. In an effort to realize early savings, through a MSC-wide re-engineering, MSCLANT moved to Camp Pendleton, VA in FY 1998.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4210 - Naval Medical Research Institute, Bethesda, Md

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	1,870	0	0	0	0	1,870
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	100	0	0	0	0	0	100
Studies	100	0	0	0	0	0	100
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	89	651	882	4,118	723	648	7,111
Other	0	0	0	0	0	0	0
TOTAL COSTS	189	2,521	882	4,118	723	648	9,081
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	189	2,521	882	4,118	723	648	9,081
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	-1,088	-2,224	-2,270	-5,582
Other	-106	-108	-111	-1,526	-1,558	-1,590	-4,999
Civilian ES (End Strength)	-2	-29	-29	-29	-29	-29	-147
Military ES (End Strength)	0	0	-6	-51	-51	-51	-159
TOTAL SAVINGS	-106	-108	-111	-2,614	-3,782	-3,860	-10,581
Net Implementation Costs							
Military Construction	0	1,870	0	0	0	0	1,870
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	100	0	0	0	0	0	100
Studies	100	0	0	0	0	0	100
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	-1,088	-2,224	-2,270	-5,582
HAP	0	0	0	0	0	0	0
Other	-17	543	771	2,592	-835	-942	2,112
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-2	-29	-29	-29	-29	-29	-147
Military ES (End Strength)	0	0	-6	-51	-51	-51	-159
NET IMPLEMENTATION COSTS	83	2,413	771	1,504	-3,059	-3,212	-1,500

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4210 - Naval Medical Research Institute, Bethesda, Md

CLOSURE/REALIGNMENT ACTION

The DOD 1995 BRAC Commission directed the closure of the Naval Medical Research Institute, Bethesda, Maryland by September FY 1999; and the relocation of the biomedical RDT&E, applied research in infectious disease, diving and hyperbaric medicine, casualty care and environmental stress functions to the Naval Surface Warfare Center, Coastal Systems Station, Dahlgren Division, Panama City, Florida, and the Walter Reed Army Institute, Forest Glen, Maryland. Operational closure occurred on 1 February 1999.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1997

Amount
(\$000)

P-366U PANAMA CITY NEDUI MANNED DIVING PHYS RESEARCH FACILITY 1,870

Total 1,870

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

Savings are the result of a reduction in the number of military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 2300 - NAS Cecil Field, FL

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	7,498	0	33,415	13,638	21,674	0	76,225
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	1,423	483	161	1,367	10,356	16,344	30,134
Studies	1,423	483	161	0	28	8	2,103
Compliance	0	0	0	1,367	2,649	9,919	13,935
Restoration	0	0	0	0	7,679	6,417	14,096
Operations & Maintenance	0	1,652	10,127	15,971	3,869	1,268	32,887
Military Personnel - PCS	176	0	0	0	0	0	176
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	9,097	2,135	43,703	30,976	35,899	17,612	139,422
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	9,097	2,135	43,703	30,976	35,899	17,612	139,422

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	-722	-722	-1,444
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	-722	-722	-1,444
Operations & Maintenance	275	-4,689	-9,443	-4,367	-34,290	-34,422	-86,936
Military Personnel - PCS	0	5,766	11,296	10,605	-20,202	-27,253	-19,788
Other	-214,722	-81,550	-45,800	0	0	0	-342,072
Civilian ES (End Strength)	0	0	0	-29	-381	-29	-439
Military ES (End Strength)	0	308	272	252	-768	-93	-29
TOTAL SAVINGS	-214,447	-80,473	-43,947	6,238	-55,214	-62,397	-450,240

Net Implementation Costs

Military Construction	7,498	0	33,415	13,638	21,674	0	76,225
Family Housing	0	0	0	0	-722	-722	-1,444
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	-722	-722	-1,444
Environmental	1,423	483	161	1,367	10,356	16,344	30,134
Studies	1,423	483	161	0	28	8	2,103
Compliance	0	0	0	1,367	2,649	9,919	13,935
Restoration	0	0	0	0	7,679	6,417	14,096
Operations & Maintenance	275	-3,037	684	11,604	-30,421	-33,154	-54,049
Military Personnel - PCS	176	5,766	11,296	10,605	-20,202	-27,253	-19,612
HAP	0	0	0	0	0	0	0
Other	-214,722	-81,550	-45,800	0	0	0	-342,072
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	-29	-381	-29	-439
Military ES (End Strength)	0	308	272	252	-768	-93	-29
NET IMPLEMENTATION COSTS	-205,350	-78,338	-244	37,214	-19,315	-44,785	-310,818

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2300 - NAS Cecil Field, FL

CLOSURE/REALIGNMENT ACTION

The 1993 Base Realignment and Closure Commission directed closure of Naval Air Station (NAS), Cecil Field. The 1995 Commission redirected assets to new receiver sites. The 1995 BRAC Commission redirected the receiving sites specified by the 1993 Commission from Marine Corps Air Station, Cherry Point, North Carolina; Naval Air Station, Oceana, Virginia; and Marine Corps Air Station, Beaufort, South Carolina to other naval air stations, primarily Naval Air Station, Oceana, Virginia; Marine Corps Air Station, Beaufort, South Carolina; Naval Air Station, Jacksonville, Florida; and Naval Air Station, Atlanta, Georgia; or other Navy or Marine Corps Air Stations with the necessary capacity and support infrastructure. In addition, the Commission directed Navy to retain Outlying Field (OLF) Whitehouse, the Pinecastle target complex, and the Yellow Water family housing area to support Naval Air Station Jacksonville. NAS Cecil Field closed on September 30, 1999. Final disposal is expected by June 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1996		Amount (\$000)

P-230U JACKSONVILLE NAS	BUILDING ADD'NS AND MODIFICATIONS	7,498
	Subtotal	7,498
FY1998		Amount (\$000)

P-142U ATLANTA NAS	HANGAR ADDITION AND RENOVATION	2,000
P-396U BEAUFORT MCAS	RENOVATION TO HANGAR 729	2,800
P-239U JACKSONVILLE NAS	S-3 NAMTRAGRU MODIFICATIONS	1,329
P-160U OCEANA NAS	FLIGHT SIMULATOR BLDG ADDITION	11,980
P-161U OCEANA NAS	TRAINING FAC ADDNS & RENOVATIONS	11,914
P-164U OCEANA NAS	AVIATION MAINTENANCE FAC ADDITION	2,686
P-576U OCEANA NAS	CORROSION CONTROL HANGAR	11,358
	Subtotal	44,067
FY1998		Amount (\$000)

P-831T JACKSONVILLE NAS	AVIATION PHYSIOLOGY TRAINING BUI	3,383
	Total	3,383
FY1999		Amount (\$000)

P-163U OCEANA NAS	STRIKE FIGHTER WEAPONS SCHOOL	4,073
P-415U BEAUFORT MCAS	MOBILE FACILITIES PAD	5,420
P-416U BEAUFORT MCAS	ADMIN BUILDING	2,670
P-417U BEAUFORT MCAS	PARKING APRON ALTS	930
P-164U OCEANA NAS	AVIATION MAINTENANCE FAC ADDITION	545

Total 13,638

FY2000
Amount
(\$000)

P-141U OCEANA NAS	F/A-18 AIRCRAFT MAINT HANGAR	21,860
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Total 21,860

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The Environmental Impact Statement (EIS) for disposal of Cecil Field was completed in FY 1999. A Record of Decision for the relocation of the FA/18s currently at Cecil Field was signed in May 1998. An interim lease categorical exclusion (CE) was completed in November 1996; additional CEs are anticipated in FY 2000-2001.

Navy has conducted an AICUZ study of the impact of the relocation of FA/18s to NAS Oceana, and other Navy sites. The EIS for the relocation specifically addresses the AICUZ program and indicates Navy will update the AICUZ plan and work with affected municipalities. The Record of Decision for Disposal of Real Property at NAS Cecil Field was completed in May 1999. Funding in FY 2000 is required to support actions associated with various conveyances.

Compliance

Initially, there were 253 tanks on the base. There are currently 92 tanks remaining, all of which are in use by the station to support operations. Forty three (43) of these tanks are underground storage tanks (USTs) and will be removed, along with any contaminated soil, if present, following base closure. One hundred sixty-one USTs have been removed to date. The Navy has an agreement with the state of Florida that allows tanks which are out of compliance to be used until December 31, 2000. At that time they all must be closed-out. The cleanup of petroleum sites is done in accordance with Florida Statute.

The operation and maintenance of the 26.4KVA and 4KVA electrical distribution systems has been taken over by the Jacksonville Electric Authority. A small number of PCB transformers remain, but will be retrofilled by end of FY99. Fifty-nine family housing units contain lead based paint (LBP). However, the current reuse for all the base housing is slated for senior living, and there are currently no regulations requiring LBP to be abated in senior housing.

There are 18 facilities still requiring asbestos abatement. Four facilities have been abated to date, and the others will be completed by Jan 2000.

Parcel A: Jacksonville Port Authority Airport Property PBC

Currently there are 8 petroleum sites and 39 USTs to be removed in this parcel. Many of these tanks are still in use by the station, but will be removed following operational closure. Day Tank 2 was removed in March 1997. The South Fuel Farm, Jet Engine Test Cell and Truck Stand are in the remedial action phase. The North Fuel Farm, Day Tank 1 and Day Tank 2 will start remediation in FY00. To date, 32 tanks have been removed from this parcel.

Asbestos containing material (ACM) has been abated at the two facilities requiring abatement. There are no additional ACM requirements for this parcel. There are no LBP requirements for this parcel.

FY00-01 funding requirements include Remedial Action at AOC Gray Zone D and UST Tank 0ZD and Long Term Operation at UST Tank 0ZD.

Parcel B: Jacksonville Economic Development Commission EDC

Currently there are 7 petroleum sites and 16 USTs in this parcel. The 16 USTs are still in use by the station and will be removed in FY99 and FY00. To date, 129 tanks in this parcel have been removed

ACM removal has begun and is planned to be complete by end of Jan 2000. There are 18 facilities still requiring ACM removal.

FY00-01 funding requirements include Remedial Investigation/Feasibility Study at AOC Gray Zone B, Remedial Design at AOC Gray Zone B, Remedial Action at AOC Gray Zone B and UST Tank 0ZC, Long Term Operation at AOC Gray Zone B and UST Tanks 049 and 0ZC, and Long Term Monitoring at AOC Gray Zone B.

Parcel C: Jacksonville Parks and Recreation PBC

FY 00-01 funding requirements include Remedial Action in AOC Gray Zone A.

Installation Restoration

The environmental restoration of NAS Cecil Field (NASCF) dates back to 1984 where, under the Navy Assessment and Control of Installation Pollutants (NACIP) program, an Initial Assessment Study (IAS) was performed for the entire facility. The IAS identified 18 sites where past use and disposal of hazardous substances had occurred requiring further investigation. In 1988, a Hazardous Ranking System (HRS) score of 31.99 was calculated for these 18 sites, resulting in the installation being placed on the Environmental Protection Agency's National Priorities List (NPL) on December 21, 1989. On Oct 23, 1990 Navy, the Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) entered into a Federal Facilities Agreement. In 1993, NASCF was selected for closure under the BRAC process. As part of the BRAC initiative, a basewide Environmental Baseline Survey (EBS) was completed in November 1994. The EBS identified 145 additional areas (BRAC grey sites) requiring additional investigation to determine their environmental condition. By 1999, all the BRAC grey sites had completed their screening. Fifteen of these grey sites were small in nature and the contaminated soil was removed. Twenty additional sites required further delineation and are referred to as Potential Sources of Contamination (PSCs). The cleanup of the restoration sites is conducted under the CERCLA framework. Currently, the remaining active restoration sites at NASCF include 14 IR sites and 21 PSCs.

Parcel A: Jacksonville Port Authority Airport Property PBC

Initially, there were a total of 89 restoration sites within this parcel (14 IR, 75 EBS). Currently, there are 20 active sites remaining within this parcel (11 IR, 9 PSCs). Seven of the active IR sites have signed RODs, while the remaining 4 sites will have RODs signed by Apr 00. Remedial action is underway at 7 of the IR sites. PSC remediation was initiated in FY99 and is ongoing.

The projected FOST completion date for the parcel is fall 1999. The parcel is approximately 6,000 acres. Approximately 95% of the parcel's acreage is clean.

LTM will continue until approximately 2030 for 5 of the sites undergoing groundwater natural attenuation (North Fuel Farm, Jet Engine Test Cell, Day Tank 1 and 2, South Fuel Farm).

FY00-01 funding requirements include removal of North Tank Fuel Farm and the final phase of soil removal, groundwater remediation at North Tank Fuel Farm, remove Day Tank 1 and associated contaminated soil, groundwater remediation at Day Tank 1, remedial action at Site 16 AIMD Seepage Pit, Site 3 Oil/Sludge Disposal Area, and Sites 36 and 37 solvent/benzene plumes and complete soil removals at the remaining PSCs.

Restoration sites requiring major expenditures include Sites 36 and 37.

Parcel B: Jacksonville Economic Development Commission EDC

Initially, there were a total of 69 sites within this parcel (5 IR, 64 EBS). Currently, there are 10 active sites remaining in this parcel (2 IR, 8 PSCs). Both the IR sites have signed RODs and remedial action is underway. PSC remediation was initiated in FY99 and is ongoing.

The projected FOST completion date for the parcel minus the carve-outs is June 00. An earlier FOST for clean portions of the parcel is possible. The parcel is approximately 8,100 acres. Approximately 98% of the parcel's acreage is clean.

LTM will continue to approximately the year 2030 at facility 46, the former gas station, due to natural attenuation of the groundwater. LTM will continue out to approximately the year 2015 for Site 5, which is undergoing natural attenuation.

The bunkers in the Yellow Water Weapons Area (YWWA) underwent the Final Radiological Closeout Survey in Dec 1998. NFA approval is anticipated by the regulators and should be obtained by Aug 1999. UXO surveys and removals are complete in YWWA.

FY00-01 funding requirements include installation of remedial action systems at Facility 46 (the old gas station) and Facility 9 (the fire station), completing the soil removals at the remaining PSCs including PSC 21 (Golf Course Pesticide Mixing Area) and PSC 49 (Active Skeet Range).

Parcel C: Jacksonville Parks and Recreation PBC

Initially, there were a total of 7 sites within this parcel (1 IR, and 6 EBS). Currently, there are 4 active restoration sites remaining in this parcel (1 IR, 3 PSCs). The IR site (Site 15) will have a signed ROD by Sept 99. PSC remediation was initiated in FY99 and is ongoing.

The projected FOST completion date for the parcel minus the carve-outs is Oct 99. The parcel is approximately 2614 acres. Approximately 98% of the parcel's acreage is clean.

Site 15 is within an area designated for conservation of wildlife. While the ROD is yet to be signed, a soil cap is required to protect ecological interests. When the cap is installed, LTM will continue at the site for perpetuity for groundwater monitoring and maintenance of the cap.

FY00-01 funding requirements include remedial action at Site 15 and completing the soil removals at the remaining PSCs including PSC 42 (Former Steam Plant).

Operations and Maintenance

Activity costs include program management, building closure costs, equipment removal and transportation, relocation of simulators, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned closure.

The Caretaker Site Office (CSO) will be responsible for public relations and managing facilities commensurate with identified reuse requirements. This includes obtaining and maintaining required permits, providing for security and fire protection, personal property and property records management, contracting for utilities, limited grounds and facilities maintenance, coordinating site access for environmental clean-up, and working with local officials to facilitate timely reuse of the site.

Current plans are to have security/police, fire protection services, and facilities and grounds maintenance provided by Contract or Cooperative Agreement with the City of Jacksonville. Real property maintenance is budgeted based on planned reuse and appropriate health and safety requirements while minimizing cost. This budget precludes wholesale repair, replacement, and/or maintenance as performed at operational bases.

BRAC 95 directed Navy to retain 13,800 acres and realign some functions to NAS Jacksonville. The remaining 17,500 acres are divided into 4 parcels for disposal. Parcel A is expected to be a Public Benefit Conveyance (PBC) to the Jacksonville Port Authority, Airport Property. Parcel B is expected to be an Economic Development Conveyance (EDC) to the Jacksonville Economic Development Commission. Parcel C is a proposed PBC to the City of Jacksonville for parks and recreation. Parcel D is a proposed PBC to the Clay County for conservation purposes.

Real estate costs include labor, support, and contractual requirements necessary to complete disposition of the properties. Contractual costs cover appraisals, title searches, parcel surveys, and lease arrangements.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and operational moves in other cases. The PCS costs are based on the total end-strength assigned.

Other

No requirement.

Land Sales Revenue

There are no land sales revenues anticipated now.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of a reduction in base operating and support costs, due to the redirect of aviation assets.

Military Personnel

Savings are the result of a reduction in the total number of military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4290 - Naval Management Systems Support Office, Chesapeake, VA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	587	506	717	1,810
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	587	506	717	1,810
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	587	506	717	1,810

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	-451	-987	-1,008	-2,446
Military Personnel - PCS	0	0	-76	-236	-322	-328	-962
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	-3	-6	-6	-6	-21
TOTAL SAVINGS	0	0	-76	-687	-1,309	-1,336	-3,408

Net Implementation Costs

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	136	-481	-291	-636
Military Personnel - PCS	0	0	-76	-236	-322	-328	-962
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	-3	-6	-6	-6	-21
NET IMPLEMENTATION COSTS	0	0	-76	-100	-803	-619	-1,598

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4290 - Naval Management Systems Support Office, Chesapeake, VA

CLOSURE/REALIGNMENT ACTION

Disestablish the Naval Management Systems Support Office, Chesapeake, Virginia, and relocate its functions and necessary personnel and equipment as a detachment of Naval Command, Control and Ocean Surveillance Center, San Diego, California, in government-owned spaces in Norfolk, Virginia. The relocation will be completed by 30 September 1999.

The mission of the Naval Management Systems Support Office is to design, implement, and provide life-cycle support for standard Fleet Nontactical Automated Information Systems afloat and ashore, and to perform such other functions and tasks as may be directed by higher authority.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. Since there is no land disposal at NMSSO Chesapeake, Virginia, no NEPA documentation is required for the disestablishment. A Categorical Exclusion will be required for the relocation of assets from NMSSO Chesapeake to other government owned spaces in the Norfolk, Virginia area.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of reductions in civilian personnel and avoidance of lease costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1530 - NAF Detroit, MI

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	377	618	995
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	377	618	995
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	377	618	995
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	377	618	995
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	-1,845	-1,845	-3,690
Military Personnel - PCS	0	0	0	0	-400	-400	-800
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	-12	0	-12
TOTAL SAVINGS	0	0	0	0	-2,245	-2,245	-4,490
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	377	618	995
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	377	618	995
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	-1,845	-1,845	-3,690
Military Personnel - PCS	0	0	0	0	-400	-400	-800
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	-12	0	-12
NET IMPLEMENTATION COSTS	0	0	0	0	-1,868	-1,627	-3,495

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1530 - NAF Detroit, MI

CLOSURE/REALIGNMENT ACTION

Change the receiving site specified by the 1993 Commission for the Mt. Clemons, Michigan Marine Corps Reserve Center, including MWSG-47, and supporting units, from "Marine Corps Reserve Center, Twin Cities, Minnesota to Air National Guard Base, Selfridge, Michigan."

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

None.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1640 - MCAS El Toro, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	1,403	0	6,096	0	7,499
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	200	0	0	0	3,143	4,925	8,268
Studies	200	0	0	0	0	0	200
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	3,143	4,925	8,068
Operations & Maintenance	462	0	0	0	0	0	462
Military Personnel - PCS	844	0	0	0	0	0	844
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	1,506	0	1,403	0	9,239	4,925	17,073
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	1,506	0	1,403	0	9,239	4,925	17,073
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-8,122	0	0	0	0	0	-8,122
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-8,122	0	0	0	0	0	-8,122
Net Implementation Costs							
Military Construction	0	0	1,403	0	6,096	0	7,499
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	200	0	0	0	3,143	4,925	8,268
Studies	200	0	0	0	0	0	200
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	3,143	4,925	8,068
Operations & Maintenance	462	0	0	0	0	0	462
Military Personnel - PCS	844	0	0	0	0	0	844
HAP	0	0	0	0	0	0	0
Other	-8,122	0	0	0	0	0	-8,122
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	-6,616	0	1,403	0	9,239	4,925	8,951

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1640 - MCAS El Toro, CA

CLOSURE/REALIGNMENT ACTION

The closure of Marine Corps Air Station (MCAS) El Toro, CA, and the relocation of its mission to NAS Miramar, CA, and MCAS Camp Pendleton, CA, was completed 2 July 1999. Some personnel and aircraft were relocated from MCAS Tustin, CA, to NAS Miramar, CA and MCAS Camp Pendleton, CA, as a result of the BRAC 1993 recommendation which redirected the Marine Corps to avoid construction of a new aviation facility at Marine Corps Air-Ground Combat Center Twentynine Palms, CA. The squadrons and related activities at NAS Miramar moved elsewhere in order to allow for the relocation of Marine Corps squadrons. The DOD BRAC 95 recommendation impacts the above closure/realignment action by moving HMT-302 to MCAS, New River instead of MCAS, Miramar.

Adjustments have been made to all applicable appropriations to reflect the HMT-302 redirect.

HMH-363 was originally scheduled to deactivate prior to closure of El Toro and had no financial impact on previous BRAC III budgets. This deactivation occurred because of end-strength and operational decisions unrelated to BRAC. Subsequently, the HMH-363 deactivation was cancelled and HMH-363 was redirected by BRAC IV to MCAF, Kaneohe Bay.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1996

	Amount (\$000)

P-002T MIRAMAR MCAS BEQ PHASE I	38,654
P-016T MIRAMAR MCAS AIRCRAFT OPERATIONS COMPLEX	168,155
P-026T CAMP PENDLETON MCAS AIRCRAFT PARKING APRON	14,320
P-027T CAMP PENDLETON MCAS TRAINING/ADMIN FACILITY	3,160
P-028T CAMP PENDLETON MCAS BEQ/PHYSICAL FITNESS CENTER	10,750
P-031T CAMP PENDLETON MCAS MAINTENANCE FACILITIES	18,210
Subtotal	253,249

	FY1997 Amount (\$000)

P-013T MIRAMAR MCAS BEQ PHASE II	27,983
P-017T MIRAMAR MCAS AIRCRAFT MAINT AND TRNG COMPLEX	25,320
Subtotal	53,303

	FY1998 Amount (\$000)

P-018T MIRAMAR MCAS SUPPORT FACS(FORMER P-005T & P-011T)	48,773
P-X16T MIRAMAR MCAS AIRCRAFT OPERATIONS COMPLEX	14,600

Subtotal 63,373

Total 369,925

FY1998

Amount
(\$000)

P-020U MIRAMAR NAESU ADMIN/TRNG FACILITY

1,403

Subtotal: 1,403

FY2000
Amount
(\$000)

P-029U CAMP PENDLETON WAREHOUSE AND SPECIAL STORAGE FAC 6,096

Subtotal: 6,096

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

Actions remaining are primarily removal of Underground Storage Tanks (UST) and Solid Waste Management Units (SWMU) closed in 1998. The Naval Facilities Engineer Command (NAVFAC) is the primary contractor for the Marine Corps on these actions and provides the NORM submit attached as backup for costs. The Marine Corps will complete all compliance actions.

Installation Restoration

There are four inactive landfills at El Toro. Funds are budgeted based on a monolithic native soil cap remedy.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No Requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of reduced TAD costs.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4190 - FISC Guam

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	142	140	505	292	216	0	1,295
Studies	0	0	0	0	0	0	0
Compliance	142	0	42	112	18	0	314
Restoration	0	140	463	180	198	0	981
Operations & Maintenance	6,139	2,089	218	0	0	0	8,446
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	6,281	2,229	723	292	216	0	9,741
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	6,281	2,229	723	292	216	0	9,741

Savings

Military Construction	0	0	-1,400	-1,100	0	0	-2,500
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-556	-1,545	-3,607	-3,251	-3,349	-12,308
Military Personnel - PCS	0	0	-1,247	-2,564	-2,621	-2,676	-9,108
Other	0	-21,785	-17,924	-19,493	-20,077	-20,679	-99,958
Civilian ES (End Strength)	0	-41	-41	-41	-41	-41	-205
Military ES (End Strength)	0	0	-57	-57	-57	-57	-228
TOTAL SAVINGS	0	-22,341	-22,116	-26,764	-25,949	-26,704	-123,874

Net Implementation Costs

Military Construction	0	0	-1,400	-1,100	0	0	-2,500
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	142	140	505	292	216	0	1,295
Studies	0	0	0	0	0	0	0
Compliance	142	0	42	112	18	0	314
Restoration	0	140	463	180	198	0	981
Operations & Maintenance	6,139	1,533	-1,327	-3,607	-3,251	-3,349	-3,862
Military Personnel - PCS	0	0	-1,247	-2,564	-2,621	-2,676	-9,108
HAP	0	0	0	0	0	0	0
Other	0	-21,785	-17,924	-19,493	-20,077	-20,679	-99,958
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	-41	-41	-41	-41	-41	-205
Military ES (End Strength)	0	0	-57	-57	-57	-57	-228
NET IMPLEMENTATION COSTS	6,281	-20,112	-21,393	-26,472	-25,733	-26,704	-114,133

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4190 - FISC Guam

CLOSURE/REALIGNMENT ACTION

The Fleet and Industrial Supply Center (FISC), Guam was disestablished on 30 September 1997. There are no receiver sites associated with this disestablishment.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

Covered under NAVACTS Guam NEPA documentation.

Compliance

An Environmental Baseline Survey (EBS) was completed to support regulatory requirements for planned conveyance in 2000.

FY00 required funding is phased to meet regulatory requirements and planned conveyance dates.

In FY00, updates to the parcel-specific EBS, and Finding of Suitability for Early Transfer (FOSET) are planned to comply with the CERCLA law prior to property transfer of GLUP 94, Parcel N12B.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for a mix of recreational and commercial uses. The property will be conveyed to the Guam Economic Development Authority (GEDA) via an Economic Development Conveyance (EDC). An early transfer is currently being pursued for this parcel. The CERCLA property includes 1 IR site. Parcel N12B is planned for early transfer in 2000.

The following is a synopsis of the status of work being executed at the IR site as they relate to the Conveyance of Parcel N12B:

A Remedial Investigation is underway at IR Site 33. The investigation is evaluating a potential spill area near an abandoned POL pipeline. Groundwater and Soil Characterization of contaminated soils will be completed in this phase.

GLUP 94, Parcel N12B: The FY00 budget requirements include: a removal action of soil in areas surrounding the abandoned pipeline at the Tenjo Vista site that contain potential VOC, SVOC and lead contamination; Post Construction Award Services; and site closeout documentation.

Operations and Maintenance

Costs included program management, building closure and layaway costs, material repackaging and redistribution to FISC Pearl harbor, disposal of excess materials, equipment packaging, removal and transportation, collateral equipment, security, transition training, relocations, and tenant moving costs. Civilian personnel one-time costs included employee transition assistance, severance entitlements, and permanent change of station to support the closure of the activity.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None

SAVINGS

None.

Military Construction

Savings result from removal of projects which were in the FYDP.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Includes civilian personnel salary savings and operations and maintenance savings resulting from the realignment or closure of the activity

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4100 - Naval Activities, Guam

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	770	920	0	0	1,690
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	971	621	1,594	4,373	1,263	7,980	16,802
Studies	751	22	0	52	21	0	846
Compliance	220	303	1,594	3,162	1,242	7,980	14,501
Restoration	0	296	0	1,159	0	0	1,455
Operations & Maintenance	1,464	880	2,454	2,496	574	496	8,364
Military Personnel - PCS	0	0	497	0	47	5	549
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	323	214	537
TOTAL COSTS	2,435	1,501	5,315	7,789	2,207	8,695	27,942
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	2,435	1,501	5,315	7,789	2,207	8,695	27,942
Savings							
Military Construction	0	0	0	0	-1,310	-2,200	-3,510
Family Housing	0	-1,207	-7,678	-13,117	-13,509	-13,915	-49,426
Construction	0	0	0	0	0	0	0
Operations	0	-1,207	-7,678	-13,117	-13,509	-13,915	-49,426
Operations & Maintenance	0	1,448	1,547	-7,748	-7,991	-8,242	-20,986
Military Personnel - PCS	0	-40	-117	-304	-461	-471	-1,393
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-1	-3	-11	-11	-11	-37
TOTAL SAVINGS	0	201	-6,248	-21,169	-23,271	-24,828	-75,315
Net Implementation Costs							
Military Construction	0	0	770	920	-1,310	-2,200	-1,820
Family Housing	0	-1,207	-7,678	-13,117	-13,509	-13,915	-49,426
Construction	0	0	0	0	0	0	0
Operations	0	-1,207	-7,678	-13,117	-13,509	-13,915	-49,426
Environmental	971	621	1,594	4,373	1,263	7,980	16,802
Studies	751	22	0	52	21	0	846
Compliance	220	303	1,594	3,162	1,242	7,980	14,501
Restoration	0	296	0	1,159	0	0	1,455
Operations & Maintenance	1,464	2,328	4,001	-5,252	-7,417	-7,746	-12,622
Military Personnel - PCS	0	-40	380	-304	-414	-466	-844
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	323	214	537
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-1	-3	-11	-11	-11	-37
NET IMPLEMENTATION COSTS	2,435	1,702	-933	-13,380	-21,064	-16,133	-47,373

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4100 - Naval Activities, Guam

CLOSURE/REALIGNMENT ACTION

Realign Naval Activities (NAVACTS) Guam by September 2000. Locate all Military Sealift Command assets and related personnel and support at available DOD activities or in rented facilities as required to support operational commitments and to support shared use of these assets consistent with operational requirements, if appropriate. Dispose of property owned by Naval Activities declared releasable under the 1994 Guam Land Use Plan (GLUP) with appropriate restrictions. Final property disposal is expected by September 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1998

	Amount (\$000) -----
P-416U GUAM NAVACTS BUILDING RENOVATION	770
Subtotal	770

	FY1999 Amount (\$000) -----
P-411U MAKALAPA NTCC BUILDING ADDITION	920
Subtotal	920
Total	1,690

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. In FY 1996, an EIS was awarded for disposal of approximately 4,500 acres of excess Navy land identified under the Guam Land Use Plan (GLUP) 1994. In-house support will be required until FY 2000 for follow-on work. A Record of Decision is expected to be issued in FY 2001.

Compliance

Through FY99, RCRA Facilities Investigations were initiated for 3 sites as follows:

GLUP 94, Parcel, New Apra Heights - AOC 1, Apra Heights Leach Field septic tank and leach field system received waste from Building 50. A RFI was initiated at this site in 1998 and will be completed in FY01. NAVY Anticipates this investigation will recommend removal of the leach field lines/sediments and septic tank. The Removal Action is planned in 2001. In addition, Post Construction Award Services and Site Closeout documentation will be required in support of the Removal Action.

GLUP 94, Parcel Harmon Annex - A RFI conducted at the AOC2, Harmon Annex (Print/Leach) in FY98 indicated that the site contained inert construction debris. However, a few hot spots were found to have elevated metals in soil. Additional site characterization for the hot spots is scheduled in FY99 while a Removal Action is planned for FY00-01. Post Construction Award Services and Site Closeout Documentation will be required in support of the Removal Action.

GLUP 94, Parcel NCTAMS, Barrigada - A RFI at AOC3, Barrigada Landfills, is in progress and will be completed in FY01. Based on preliminary results, an EE/CA and RD is required and will be planned for FY00-01. The landfill cap will be installed in FY01. Groundwater monitoring also will be required in FY01. Additionally, removal and closure of Aboveground Storage Tanks (ASTs) are on-going and should be completed by FY 01. Asbestos inventory- GULP, Parcel Nimitz Hill Vacant Lands- and abatement is underway and should be completed by FY01 with abatement completion in FY01.

FY00-01 required funding is phased to meet regulatory requirements and planned conveyance dates. All compliance actions have been budgeted in accordance with the cleanup schedule. There are a total of three restoration sites, AST closure, and asbestos abatement remaining to be completed. This funding will complete environmental requirements for cleanup at NAVACTS Guam.

New Apra Heights - The FY00-01 budget requirement includes a removal action for one site. Early transfer is being considered for this parcel. Funding is needed for the removal of leach field lines/sediments and septic tank in FY01.

NCTAMS Barrigada - The FY00-01 budget requirements include a removal action for one site and AST closure. Early transfer is being considered for this parcel. Funding is needed for the landfill cap installation in F01. LTM will be required in FY01. Basewide RAB support, site closure documentation, BCP update, PCAS, and site summary fact sheets will be a basewide requirement. However the largest impact is on the Nimitz Hill Vacant Lots parcel, therefore these costs have been associated to the Nimitz Hill Vacant Lots parcel. Remediation of contaminated soil associated with the AST expected and funding is required for the cleanup of petroleum contaminated soil in FY00-01.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary. Also included are layaway, caretaker, real estate, and other related labor, support and contractual requirements necessary to complete disposal of surplus property.

The Caretaker Site Office (CSO) is headed by a Lieutenant Commander and is responsible for public relations and managing facilities commensurate with identified reuse requirements. The CSO is responsible for all BRAC property on Guam in caretaker status; resources are shared between these sites. This includes NAS Agana, Ship Repair Facility and former NAVACTs and PWC GLUP properties. Maintenance of real property and utilities are budgeted based on an as required basis to facilitate reuse while minimizing cost. Fire protection, security and police functions fall under the current agreement between the Navy and the Government of Guam. Higher than average support costs are necessitated by the remote location of Guam and periodic trips required for meeting, training, etc.

Costs associated with interim leasing of closure property and termination of existing leases are also included in administrative costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 95 recommendations.

Other

None.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

Savings in MCON due to elimination of projects in the FYDP.

Family Housing Construction

None.

Family Housing Operations

Savings in family housing operations are due to reduction in family housing units.

Operations and Maintenance

Reduction in base operating support and civilian employee expenses.

Military Personnel

Reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4105 - PWC Guam

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	142	177	546	514	680	1,336	3,395
Studies	0	0	0	0	0	0	0
Compliance	142	177	546	514	680	1,336	3,395
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	2,995	548	1,555	0	0	0	5,098
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	3,137	725	2,101	514	680	1,336	8,493
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	3,137	725	2,101	514	680	1,336	8,493
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	-6,557	-6,754	-6,956	-20,267
Civilian ES (End Strength)	-30	-141	-511	-553	-553	-553	-2,341
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	-6,557	-6,754	-6,956	-20,267
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	142	177	546	514	680	1,336	3,395
Studies	0	0	0	0	0	0	0
Compliance	142	177	546	514	680	1,336	3,395
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	2,995	548	1,555	0	0	0	5,098
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	-6,557	-6,754	-6,956	-20,267
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-30	-141	-511	-553	-553	-553	-2,341
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	3,137	725	2,101	-6,043	-6,074	-5,620	-11,774

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4105 - PWC Guam

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommended that the Public Works Center (PWC), Guam be realigned to match assigned workload and that the officer housing at Naval Air Station (NAS), Agana, be closed. In addition, Navy is to dispose of property declared releasable under the 1994 Guam Land Use Plan (GLUP) with appropriate restrictions. The Commission recommended realignment of the U.S. Naval Activities (NAVACTS) and the closure of the U.S. Fleet and Industrial Supply Center (FISC) and the Ship Repair Facility (SRF). These are three of the PWC's nine major customers located on Guam. Both the FISC and the SRF closed in September 1997. No actions regarding the realignment of NAVACTS will occur until September 2000. Final property disposal is anticipated by 30 September 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

All 1391's have been forwarded to Naval Engineering Facilities Command, Pacific Division (PACDIV) for official certification. Copies of the 1391s' first page with the PWC CO's certifications of the Military construction are included.

	Amount (\$000)
P-251T Conversion of Orote Power Plant	4,400
P-252T Alterations to Admin Buildings, PWC Complex	630
P-227T Electric Power Plant - Diesel	21,250

Family Housing Construction

The Commission's recommendations will result in a substantial decrease in the number of Navy personnel assigned to the island. This project disposes of 672 units which are 2-story, 2-bedroom, type "E" units built in 1955/1956. Some of these units were severely damaged during the recent earthquake. Most of these units are located at on-base locations. This plan focuses on the elimination of these unpopular, high maintenance, high energy use, poor quality of life units. The high cost to upgrade these units to current standards will be avoided.

	Amount (\$000)
P-253T Demolition Family Housing Units, Various Locations	9,600

Family Housing Operations

No requirement.

Environmental

Studies

In FY 1997 two Environmental Assessments (EA) were funded for the disposal of the NAS Agana Officer Housing and the Agana Power Plant. These are represented on the NAS budget. In-house amounts were required in FY 1998 and FY 1999 for follow-on work to the EAs.

Compliance

An Environmental Baseline Survey (EBS) was completed to support regulatory requirements for Early Transfer Authority and planned conveyance in 2000. In addition, asbestos inventory and abatement for 11 buildings is in progress and is planned to be completed by 2000. LBP inventory and abatement for the housing at Nimitz Hill E.M. Housing parcel is in progress and is planned to be completed in 2000. Area of Concern 1 was discovered at Marine Drive 1 and planning documents were completed as part of this CERCLA investigation.

For FY00-01, an RFI is currently underway at AOC 1 that will proceed to the following phases of work: soil removal action work, Post Construction Award Services, and site closeout documentation. Suspected contaminants are VOC, SVOC, metals, PCB, dioxin. Base-wide Lead-Based Paint, Asbestos and Aboveground Storage Tank (AST 1 at Bldg 691) design and removal work will be performed. In addition, updates to the parcel-specific EBS, and Finding of Suitability for Early Transfer (FOSET) are planned to comply with the CERCLA law prior to property transfer of GLUP 94, Parcel N4B.

Marine Drive 1 parcel (N4B) - The FY00-01 budget requirement includes a removal action for one site. Early transfer is being considered for this parcel. Contaminated soil will be removed.

Nimitz Hill Enlisted Housing (N10A) - The FY00 budget requirement includes abatement of LBP from target housing. Early transfer is being considered for this parcel. Funding is for the LBP abatement.

Housing NAVACTS Ordnance Annex North (N19B) - The FY00 budget requirement includes abatement of asbestos.

Installation Restoration

At present, there are no Installation Restoration (IR) sites.

Operations and Maintenance

PWC Guam was the owner of all Navy and Federal Aviation Administration (FAA) family housing units on Guam. The pre-BRAC III/IV inventory was 3,391 units. BRAC III released 352 units to the local community at Naval Air Station (NAS) Agana (enlisted housing). In accordance with the 1995 Commission recommendations, 320 units (136 units at NAS Agana and 184 Guam Land Use Plan units at FAA, Naval Magazine, and Nimitz Hill enlisted) will be released to the local community. PWC costs associated with family housing included the lay up and preservation of housing units.

The surplus housing has been transferred to the Pacific Division, NAVFAC for disposal. The O&M costs include caretaker costs for closed units until they are released or demolished and the cost of real estate actions required to dispose of the property.

Additional O&M costs associated with downsizing include the following: separation incentive pay and relocation costs for civilian personnel; layup and caretaker costs for family housing units; and costs associated with the shutdown and securing of PWC facilities.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None are anticipated.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

The family housing inventory associated with the PWC Guam closure consists of 563 units. Operation of units will cease as follows: 162 units at the end of FY 1996, 304 units at the end of FY 1997 and 97 units at the end of FY 1998.

Operations and Maintenance

DBOF savings are in the customer accounts as a result of work going to other providers. Reductions of base operating costs and civilian personnel salary and support is reflected.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4030 - Ship Repair Facility, Guam

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	1,544	1,930	1,890	1,519	488	0	7,371
Studies	203	10	0	22	11	0	246
Compliance	473	1,756	1,609	255	477	0	4,570
Restoration	868	164	281	1,242	0	0	2,555
Operations & Maintenance	5,034	20,032	927	229	112	11	26,345
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	6,578	21,962	2,817	1,748	600	11	33,716
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	6,578	21,962	2,817	1,748	600	11	33,716
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-600	-6,200	-6,500	-6,700	-6,940	-26,940
Military Personnel - PCS	0	-522	-991	-770	-308	0	-2,591
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-30	-14	-10	0	0	-54
TOTAL SAVINGS	0	-1,122	-7,191	-7,270	-7,008	-6,940	-29,531
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	1,544	1,930	1,890	1,519	488	0	7,371
Studies	203	10	0	22	11	0	246
Compliance	473	1,756	1,609	255	477	0	4,570
Restoration	868	164	281	1,242	0	0	2,555
Operations & Maintenance	5,034	19,432	-5,273	-6,271	-6,588	-6,929	-595
Military Personnel - PCS	0	-522	-991	-770	-308	0	-2,591
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-30	-14	-10	0	0	-54
NET IMPLEMENTATION COSTS	6,578	20,840	-4,374	-5,522	-6,408	-6,929	4,185

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4030 - Ship Repair Facility, Guam

CLOSURE/REALIGNMENT ACTION

Naval Ship Repair Facility (SRF), Guam closed September 1997 and transferred retained assets including piers, typhoon basin anchorage, recompression chamber, and floating crane to Naval Activities, Guam. Most remaining facilities are under lease to the LRA. The anticipated disposal date is September 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. Three (3) Environmental Assessments (EA) for the disposal of the inner Apra Harbor (SRF), Victor Wharf area, and the rest of Apra Harbor were initiated in December 1995, March 1997 and May 1997. All of the Finding of No Significant Impacts (FONSIs) were completed in 1999. Additional interim leasing is expected which will require NEPA documentation preparation.

Compliance

Budgeted funding includes regional groundwater monitoring at AOC 1, Area-wide Groundwater Investigation, and the removal and closure of Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs). The asbestos containing inventory will be completed and abated by FY00. Corrective measures were completed at one Solid Waste Management Unit (SWMU) 51. Long Term monitoring has been budgeted for AOC 1 regional groundwater study.

FY00 required funding is for closeout of Area-Wide Groundwater, LTM of the groundwater, and remediation of contaminated soil associated with the AST expected - petroleum contaminated soil. Early transfer is being considered. No removal action for groundwater is anticipated.

Installation Restoration

An Engineering Evaluation/Cost Analysis is currently underway for a Plating Shop Leach Field, with the Removal Action planned for FY99. In addition,

there is a Remedial Investigation that will study potential groundwater contamination at seven former SWMU sites that were recently transferred from the SWMU to the IR program.

Operations and Maintenance

Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station. Also included are building layaway and repair of production shops, warehouses, supply buildings, offices, industrial lab, supply and storage buildings, as well as compressed air/sand blasting facilities, gymnasium, foundry, and boiler building. Property disposal costs include rental of equipment, cranes and trucks. Costs include layup of all non-mission essential equipment, relocation of mission essential equipment, and minor property inventory. Costs also include program management, caretaker, real estate and other related labor, support and contractual requirements necessary to complete disposal of the property. Real estate costs cover appraisals, title searches, and parcel surveys.

The Caretaker Site Office (CSO) is headed by a Lieutenant Commander and is responsible for public relations and managing facilities commensurate with identified reuse requirements. The CSO is responsible for all BRAC property on Guam in caretaker status; resources are shared between these sites. This includes NAS Agana, Ship Repair Facility and former GLUP property. Maintenance of real property and utilities are budgeted based on an as required basis to facilitate reuse while minimizing cost. Fire protection, security and police functions fall under the current agreement between the Navy and the Government of Guam. Higher than average support costs are necessitated by the remote location of Guam and periodic trips required for meeting, training, etc.

Costs associated with interim leasing of closure property and termination of existing leases are also included in administrative costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

Conveyance is expected to be by a no cost PBC, Port Conveyance, through MARAD or a no cost (rural qualification) EDC. No revenues are planned.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Includes civilian personnel salary savings resulting from the closure of the activity, as well as reductions in base operating support costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4040 - NAWC-Aircraft Division, Indianapolis, IN

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	4,579	4,339	0	607	334	1,143	11,002
Studies	335	40	0	7	18	8	408
Compliance	3,844	4,299	0	600	316	1,016	10,075
Restoration	400	0	0	0	0	119	519
Operations & Maintenance	9,582	35,875	731	184	231	99	46,702
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	14,161	40,214	731	791	565	1,242	57,704
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	14,161	40,214	731	791	565	1,242	57,704
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	-1,178	-7,256	-7,926	-7,988	-24,348
Military Personnel - PCS	0	0	-143	-627	-1,024	-1,089	-2,883
Other	-2,404	-70,160	-28,110	-172,865	-189,809	-190,423	-653,771
Civilian ES (End Strength)	-102	-1,708	-2,225	-2,080	-1,589	-1,454	-9,158
Military ES (End Strength)	0	0	-8	-21	-22	-22	-73
TOTAL SAVINGS	-2,404	-70,160	-29,431	-180,748	-198,759	-199,500	-681,002
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	4,579	4,339	0	607	334	1,143	11,002
Studies	335	40	0	7	18	8	408
Compliance	3,844	4,299	0	600	316	1,016	10,075
Restoration	400	0	0	0	0	119	519
Operations & Maintenance	9,582	35,875	-447	-7,072	-7,695	-7,889	22,354
Military Personnel - PCS	0	0	-143	-627	-1,024	-1,089	-2,883
HAP	0	0	0	0	0	0	0
Other	-2,404	-70,160	-28,110	-172,865	-189,809	-190,423	-653,771
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-102	-1,708	-2,225	-2,080	-1,589	-1,454	-9,158
Military ES (End Strength)	0	0	-8	-21	-22	-22	-73
NET IMPLEMENTATION COSTS	11,757	-29,946	-28,700	-179,957	-198,194	-198,258	-623,298

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4040 - NAWC-Aircraft Division, Indianapolis, IN

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommendation is to close the Naval Air Warfare Center, Aircraft Division, Indianapolis, Indiana. The recommendation provided for either relocation of the functions and assets, as well as related equipment with associated personnel and support, to the Naval Air Warfare Center, Weapons Division, China Lake, California; Naval Air Warfare Center, Aircraft Division, Patuxent River, Maryland; Naval Surface Warfare Center, Crane, Indiana; and the Naval Training Center, Great Lakes, Illinois; or privatization of the facility. A comprehensive review resulted in Navy establishing a 5 year lease contract with the LRA in August 1996. The facility was then privatized under a lease contract with Hughes Corporation effective 4 January 1997. Operational closure of the facility occurred in January 1997. Final disposal is planned for August 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The NEPA Finding of No Significant Impact (FONSI) was signed 23 September 1998. Funding in FY 2000/2001 is required to support NEPA documentation for leasing action.

Compliance

FY00-01 funding requirements are to complete remedial action, Long Term Operation and Long Term monitoring of Underground Storage Tanks and associated contamination.

Installation Restoration

The facility is not listed on the National Priorities List (NPL) and does not have a Federal Facilities Agreement (FFA). Navy completed the Environmental Baseline Survey (EBS) in March 1996. The cleanup of the facility is under CERCLA. There are 2 CERCLA site groupings and 30 USTs/ASTs. The only remaining IR work is at the main site, IR Site 1 - Former Waste Oil and Coolant Pit Site. FY01 required funding is for Long Term Operation and Long Term Monitoring for IR Site 1 which has been remediated.

Operations and Maintenance

The Caretaker Site Office (CSO) is located at NSWC, Louisville and is headed by a Navy Lieutenant Commander who is responsible for public relations and oversight of NAWC Indianapolis leased facilities. Limited funding is required for grounds care of a small portion of the site not under lease.

This property is leased to the local redevelopment authority (LRA) in support of the privatization effort. It is planned for transfer under an economic development conveyance. Costs identified are real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, and parcel surveys. Costs also cover lease arrangements in support of the privatization effort prior to disposal.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

This property is planned for transfer under an economic development conveyance (EDC), but no proceeds are anticipated.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings include reduction in civilian personnel salaries as well as reduction in facility support and operating costs as a result of the closure.

Military Personnel

None.

Other

There are customer savings as a result of the realignment of DBOF activities.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4090 - NAS Key West, FL

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	1,155	1,371	3,213	775	77	6,591
Studies	0	70	0	69	17	17	173
Compliance	0	1,085	1,314	2,884	340	0	5,623
Restoration	0	0	57	260	418	60	795
Operations & Maintenance	0	50	40	249	306	100	745
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	1,205	1,411	3,462	1,081	177	7,336
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	1,205	1,411	3,462	1,081	177	7,336
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-109	-167	-167	-167	-167	-777
Military Personnel - PCS	0	-296	-645	-697	-713	-727	-3,078
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-17	-19	-19	-19	-19	-93
TOTAL SAVINGS	0	-405	-812	-864	-880	-894	-3,855
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	1,155	1,371	3,213	775	77	6,591
Studies	0	70	0	69	17	17	173
Compliance	0	1,085	1,314	2,884	340	0	5,623
Restoration	0	0	57	260	418	60	795
Operations & Maintenance	0	-59	-127	82	139	-67	-32
Military Personnel - PCS	0	-296	-645	-697	-713	-727	-3,078
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-17	-19	-19	-19	-19	-93
NET IMPLEMENTATION COSTS	0	800	599	2,598	201	-717	3,481

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4090 - NAS Key West, FL

CLOSURE/REALIGNMENT ACTION

Realign Naval Air Station (NAS), Key West, Florida to a Naval Air Facility (NAF) and dispose of certain portions of Truman Annex and Trumbo Point (including housing, battery area, cemeteries, piers, wharfs and buildings). Final transfer of property slated for disposal is scheduled for summer 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. BRAC properties to be disposed consist of multiple parcels. Separate Environmental Assessments (EA) and Categorical Exclusions for all parcels were completed in calendar year 1998. NEPA documentation for interim leases is anticipated and will require funding in FY 2000/2001.

Compliance

The complex is composed of 10 Environmental Investigative Zones of which 9 are being investigated. (NOTE: As published in Federal Register 31 Jul 97, Fuel Farm is approved to be withdrawn from surplus on 03 Jul 98). The 9 zones are Hawk Missile Site KW 65 (Zone A), East Martello Battery (Zone B), DRMO Storage Area (Zone C), Seminole Battery (Zone D), BLDGS. 102, 103 & 104 (Zone E), Bldg 223 (Zone F), Poinciana Housing (Zone G), Trumbo Piers D1 & D3 (Zone H), and Public Works Maintenance Facilities (Zone K). Bldg. 48 (Zone I), the 10th investigative zone, has been determined transferrable by the Partnering Team with no further investigation.

All site inspection work has been completed and has confirmed contamination. RCRA facilities investigations are near completion.

Zone H has solvents and petroleum product contaminants identified in preliminary reports and sampling efforts. Remedial Design and Interim Removal Action will occur in FY00.

Installation Restoration

The funding required in FY00-01 is for Remedial Design, Remedial Action and Long Term Operation (LTO) at 2 Underground Storage Tank (UST) sites. Post FY01 requirements are for LTO at UST sites.

Operations and Maintenance

Activity costs include disconnection, relocation and reconnection of telephones, and the costs of moving equipment and personnel.

Real estate costs include labor, support, and contractual requirements necessary to complete disposition of property. Contractual costs cover appraisals, title searches, parcel surveys, lease arrangements, and marketing efforts.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of reduced operating costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4120 - NUWC Keyport, WA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	310	0	0	0	0	0	310
Studies	0	0	0	0	0	0	0
Compliance	310	0	0	0	0	0	310
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	3,464	6	0	0	0	0	3,470
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	3,774	6	0	0	0	0	3,780
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	3,774	6	0	0	0	0	3,780
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-1,196	-1,814	-1,814	-1,814	-1,814	-1,814	-10,266
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-1,196	-1,814	-1,814	-1,814	-1,814	-1,814	-10,266
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	310	0	0	0	0	0	310
Studies	0	0	0	0	0	0	0
Compliance	310	0	0	0	0	0	310
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	3,464	6	0	0	0	0	3,470
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-1,196	-1,814	-1,814	-1,814	-1,814	-1,814	-10,266
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	2,578	-1,808	-1,814	-1,814	-1,814	-1,814	-6,486

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4120 - NUWC Keyport, WA

CLOSURE/REALIGNMENT ACTION

Realign Naval Undersea Warfare Center (NUWC), Keyport, Washington, by moving its ship combat systems console refurbishment, depot maintenance and general industrial workload to Naval Shipyard, Puget Sound, Bremerton, Washington. The realignment was completed on 30 September 1996.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of a reduction in civilian billets.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4020 - Naval Shipyard, Long Beach, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	19,602	13,122	5,105	5,274	1,280	5,400	49,783
Studies	489	54	20	300	99	0	962
Compliance	16,034	13,068	3,119	4,395	479	1,013	38,108
Restoration	3,079	0	1,966	579	702	4,387	10,713
Operations & Maintenance	60,696	79,709	17,563	1,561	1,050	349	160,928
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	80,298	92,831	22,668	6,835	2,330	5,749	210,711
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	80,298	92,831	22,668	6,835	2,330	5,749	210,711
Savings							
Military Construction	0	0	0	0	0	-12,970	-12,970
Family Housing	0	0	0	-5,636	-5,802	-5,979	-17,417
Construction	0	0	0	0	0	0	0
Operations	0	0	0	-5,636	-5,802	-5,979	-17,417
Operations & Maintenance	-397	-1,778	-13,237	-14,085	-14,508	-14,943	-58,948
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-34,969	-127,379	-131,200	-135,136	-139,190	-143,366	-711,240
Civilian ES (End Strength)	-2,871	-2,871	-2,871	-2,871	-2,871	-2,871	-17,226
Military ES (End Strength)	0	-18	-220	-220	-220	-220	-898
TOTAL SAVINGS	-35,366	-129,157	-144,437	-154,857	-159,500	-177,258	-800,575
Net Implementation Costs							
Military Construction	0	0	0	0	0	-12,970	-12,970
Family Housing	0	0	0	-5,636	-5,802	-5,979	-17,417
Construction	0	0	0	0	0	0	0
Operations	0	0	0	-5,636	-5,802	-5,979	-17,417
Environmental	19,602	13,122	5,105	5,274	1,280	5,400	49,783
Studies	489	54	20	300	99	0	962
Compliance	16,034	13,068	3,119	4,395	479	1,013	38,108
Restoration	3,079	0	1,966	579	702	4,387	10,713
Operations & Maintenance	60,299	77,931	4,326	-12,524	-13,458	-14,594	101,980
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-34,969	-127,379	-131,200	-135,136	-139,190	-143,366	-711,240
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-2,871	-2,871	-2,871	-2,871	-2,871	-2,871	-17,226
Military ES (End Strength)	0	-18	-220	-220	-220	-220	-898
NET IMPLEMENTATION COSTS	44,932	-36,326	-121,769	-148,022	-157,170	-171,509	-589,864

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4020 - Naval Shipyard, Long Beach, CA

CLOSURE/REALIGNMENT ACTION

Naval Shipyard (NSY) Long Beach closed 30 September 1997. The sonar dome government-owned, contractor-operated facility was retained originally but may be disposed of as non-BRAC action later. Family housing units needed for Navy requirements, particularly at Naval Weapons Station (NWS) Seal Beach, California, will be retained. Necessary personnel and assets will be relocated to other naval activities as appropriate, primarily NWS Seal Beach, NSY Puget Sound, Washington, and naval activities in the San Diego, California area. Final disposal is planned for December 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1997

	Amount (\$000) -----
P-334U BREMERTON NSY PUGET SHIP MAINTENANCE FACILITIES	1,840
Total	1,840

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The Long Beach Naval Shipyard San Pedro and Palos Verdes Housing consists of 245 and 300 housing units respectively. Both housing areas are in the Los Angeles area and require an EIS/EA prior to disposal. Funding is for interim leasing, contract and in-house support this effort.

Compliance

All asbestos studies are complete and the management plan is in place. No lead based paint surveys are planned. Seventy-one USTs were identified at LBNSY, fifty-five have been removed (30 have agency closure, twenty-one USTs at one location undergoing remedial action, two USTs waiting for agency closure, and two (closed in place) for transfer to Port of Long Beach (POLB)). Removal of ten USTs is just starting. Remaining 6 (closed in place) USTs are planned for transfer to Port of Long Beach in FY 00.

Funding for FY00-01 is for Remedial Actions for USTs, AOCs and SWMU Temporary

Storage Disposal Facility, and update of the BRAC Cleanup Plan.

Installation Restoration

There are 6 sites in the IRP.

The draft FS was created in FY98 for Sites 8, 10 and 11. These sites require Institutional Controls and groundwater monitoring.

Sites 9, 12 and 13 required a Supplemental Groundwater Investigation after the RI. The FS began at the end of FY98 and should be complete during FY99 along with a proposed plan in FY99 and the ROD in early FY00. Part of Site 9 includes a complex plume in a deep aquifer that straddles the Shipyard boundary. FY00-01 funding includes remedial design and remedial action for these sites.

Operations and Maintenance

Costs identified are caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Real estate costs cover appraisals, title searches, and parcel surveys.

Costs have included program management, building closure costs and layaway, equipment inventory, equipment removal and transportation, and termination of long-term contracts. Costs associated with transfer of unique functions, including the FFG-7 Planning Yard and various production facilities, to Puget Sound Naval Shipyard and relocation of tenants, including the Personnel Support Detachment, San Diego, Long Beach Detachment, the Fleet Industrial Support Center, San Diego, Long Beach Detachment, and the Army Veterinary Service, to Naval Weapons Station Seal Beach and other facilities were also included. Civilian personnel costs were based on an analysis of employee related costs and benefits associated with retirements, relocations, and severance pay. Other civilian personnel entitlements included extended health care benefits, lump sum leave payments, career transition assistance, and separation incentives.

The Caretaker Site Office is currently overseeing San Pedro and Palos Verdes Housing areas, as well as site 6B and the water tank parcel. The Naval Complex at Long Beach (i.e., Naval Station & Shipyard) has been turned over to the City of Long Beach under a LIFOC; however, some support is provided to the City in the case of the drydock. Security is performed by contract and the City provides fire and police protection. CSO Support includes RIF costs.

Remaining real estate costs are for FOSET advertisements for parcel 1 at Naval Station Long Beach and parcel 2 at the Naval Shipyard; and FOST advertisements for Site 6B, the water tank parcel, Palos Verdes housing, and San Pedro housing.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4050 - NSWC-Louisville, KY

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	7,442	6,734	2,783	2,707	830	7,334	27,830
Studies	391	30	0	7	18	8	454
Compliance	7,051	4,712	506	0	0	0	12,269
Restoration	0	1,992	2,277	2,700	812	7,326	15,107
Operations & Maintenance	26,775	27,711	3,080	863	750	595	59,774
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	34,217	34,445	5,863	3,570	1,580	7,929	87,604
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	34,217	34,445	5,863	3,570	1,580	7,929	87,604
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	-8	-50	-95	-153
Construction	0	0	0	0	0	0	0
Operations	0	0	0	-8	-50	-95	-153
Operations & Maintenance	0	0	-6,058	-7,894	-8,903	-9,364	-32,219
Military Personnel - PCS	0	-548	-1,204	-1,295	-1,282	-1,308	-5,637
Other	0	-4,234	-46,978	-60,231	-68,644	-73,337	-253,424
Civilian ES (End Strength)	-1,109	-1,109	-1,319	-1,319	-1,319	-1,319	-7,494
Military ES (End Strength)	0	-16	-21	-20	-20	-20	-97
TOTAL SAVINGS	0	-4,782	-54,240	-69,428	-78,879	-84,104	-291,433
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	-8	-50	-95	-153
Construction	0	0	0	0	0	0	0
Operations	0	0	0	-8	-50	-95	-153
Environmental	7,442	6,734	2,783	2,707	830	7,334	27,830
Studies	391	30	0	7	18	8	454
Compliance	7,051	4,712	506	0	0	0	12,269
Restoration	0	1,992	2,277	2,700	812	7,326	15,107
Operations & Maintenance	26,775	27,711	-2,978	-7,031	-8,153	-8,769	27,555
Military Personnel - PCS	0	-548	-1,204	-1,295	-1,282	-1,308	-5,637
HAP	0	0	0	0	0	0	0
Other	0	-4,234	-46,978	-60,231	-68,644	-73,337	-253,424
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-1,109	-1,109	-1,319	-1,319	-1,319	-1,319	-7,494
Military ES (End Strength)	0	-16	-21	-20	-20	-20	-97
NET IMPLEMENTATION COSTS	34,217	29,663	-48,377	-65,858	-77,299	-76,175	-203,829

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4050 - NSWC-Louisville, KY

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommended closure of the Naval Surface Warfare Center, Crane Division Detachment, Louisville, Kentucky. The recommendation provided for either privatization of the facility or relocation of the engineering, technical, material and logistics support for combat subsystems, equipment and components; gun and gun fire control systems; surface missile systems launchers; rocket motor casings; and distribution of naval technical drawings, with associated personnel, equipment, and support to the Naval Shipyard Norfolk, Portsmouth, Virginia, the Naval Surface Warfare Center, Crane, Indiana, and the Naval Surface Warfare Center, Port Hueneme, California. A comprehensive review resulted in Navy establishing a 1 year lease, with 5 options years, with the City of Louisville, effective in September 1996. The facility was then privatized under a LRA lease with United Defense and Hughes Corporation effective 3 January 1997. Both the lease with the Navy and LRA, and lease with the LRA and contractors is based on annual reviews of NAVSEA workload requirements. The current plans also leave a portion of the property for disposal through the normal Base Closure processes. Final disposal is planned for December 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Assessment was completed in October 1998. Interim leases are expected to continue until disposal of property is complete.

Compliance

An asbestos inventory was finalized in FY 1997. A lead base paint inventory was completed in FY 1996. BRAC Cleanup Plan (BCP) was completed in October 1996. The Solid Waste Management Units (SWMUs) are divided into 3 group areas. NAVY completed the RCRA Facility Investigation and Corrective Measure Study in FY 1997. Remedial actions for the SWMUs began in FY 1998 with an expected completion date of FY 2001. Emphasis is being placed on those areas that impact privatization efforts. Operations and Maintenance are dictated by the amount of hazardous substances remaining at the site after the completion of the remedial action. RCRA land disposal closure standards apply to waste

removed from the site under CERCLA. If hazardous materials remain, post-closure groundwater monitoring is required.

Installation Restoration

This facility is not listed on the National Priorities List (NPL) site. There is no Federal Facility Agreement (FFA). Cleanup of the facility is under the Resource Conservation and Recovery Act (RCRA) Cleanup Program. There are over 350 environmental sites and over 36 Underground Storage Tanks/Aboveground Storage Tanks (UST/AST) [4 active with 1 suspected]. Fifty-two environmental sites require no further action and 4 active plus 1 suspected USTs/ASTs have been closed. The environmental sites are grouped into 3 SWMUs - which correlate with the 3 disposal parcels. The SWMUs are further divided into 25 "exposure units" - contiguous areas which contain numerous overlapping environmental sites. Risk assessments will be conducted for each exposure unit. FY 00-01 funding is for cleanup of the 3 disposal parcels. Contaminants include solvents, hydrocarbons, metals, arsenic, and lead. A major issue is contaminated groundwater. The United States Geological Survey's (USGS) Louisville KY Office is conducting a regional groundwater "framework study" for the area - this will provide information on groundwater flow direction and potential contaminant movement. USGS's Columbia SC Office is under contract to study intrinsic bioremediation (groundwater) at the station. Interim Measure (IM) cleanup is scheduled for FY 01.

The following is a synopsis of the status of work being executed at sites as they relate to Conveyance Parcels:

Industrial Area Parcel

There are over 300 environmental sites (including groundwater issues) including approximately 34 USTs/ASTs (3 active plus 1 suspected USTs/ASTs) in this area. Forty-nine environmental sites require no further action and 3 active plus 1 suspected USTs/ASTs are complete. Sites remaining require additional investigation/remediation. The earliest FOST for this parcel is targeted for June 2002. The site is divided into 19 exposure units. Major environmental issues are groundwater, Building E (former plating shop), wood block floors and holes in concrete subfloor (Buildings A, B, C, F & G), underground electrical distribution system (viewed as a potential pathway for contaminants) and over 100 sumps and pits. FY00-01 required funding is for Remedial Design, and Remedial Action at Solid Waste Management Unit 1.

Building 102 Area Parcel

There are 39 environmental sites in this area and 1 UST/AST. The UST/AST site and 3 environmental sites require no further action. The site is divided into 3 exposure units. The major remaining environmental issue is groundwater. FY00-01 required funding is for Remedial Design, Remedial Action and Long Term Operation at Solid Waste Management Unit 2.

Recreation and Housing Area Parcel

Twenty-five environmental sites are in this area - including underground electrical distribution lines, combined sewer lines, and drainage ditches - along with contaminated groundwater. The site is divided into 3 exposure units. The major environmental issue is groundwater. FY00-01 required funding is for Remedial Design and Remedial Action at Solid Waste Management Unit 3.

Operations and Maintenance

The Caretaker Site Office (CSO) is headed by a Navy Lieutenant Commander, who is responsible for public relations and managing/oversight of both NSWC Louisville and NAWC Indianapolis facilities. Caretaker funding provides minimal property

maintenance for approximately 20 percent of the base. The City provides police and fire protection services. The continued success of the sub-lessee will determine if projected funding reductions are achievable. In the event the contractor terminates activities, Navy caretaker responsibility may be extended to the entire site.

This property is leased to the local redevelopment authority in support of the privatization effort. It is planned for transfer under an economic development conveyance. Costs are identified to support real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, and parcel surveys.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

The family housing inventory associated with NSWC Louisville closure consists of nine units. Operation of units will cease as follows: one unit at the end of FY 1998, four units at the end of FY 1999 and four units at the end of FY 2000.

Operations and Maintenance

Savings are the result of reductions in civilian personnel and facility support costs.

Military Personnel

Savings reflect a reduction in military billets.

Other

Customer savings as a result of the realignment of DBOF activities.

BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)

Closure/Realignment Location: 2090 - NAS Miramar, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	9,760	17,350	0	0	27,110
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	370	28	121	0	0	0	519
Studies	370	28	121	0	0	0	519
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	9,180	12,889	2,020	3,724	158	26	27,997
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	9,550	12,917	11,901	21,074	158	26	55,626
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	9,550	12,917	11,901	21,074	158	26	55,626

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	6,826	6,826	13,652
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	6,826	6,826	13,652
Operations & Maintenance	-1,277	-25,167	0	0	-40,880	-40,880	-108,204
Military Personnel - PCS	0	0	0	0	-22,873	-22,873	-45,746
Other	-114,779	-17,500	-198,690	-6,000	0	0	-336,969
Civilian ES (End Strength)	0	0	0	0	-333	0	-333
Military ES (End Strength)	0	0	0	0	-898	0	-898
TOTAL SAVINGS	-116,056	-42,667	-198,690	-6,000	-56,927	-56,927	-477,267

Net Implementation Costs

Military Construction	0	0	9,760	17,350	0	0	27,110
Family Housing	0	0	0	0	6,826	6,826	13,652
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	6,826	6,826	13,652
Environmental	370	28	121	0	0	0	519
Studies	370	28	121	0	0	0	519
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	7,903	-12,278	2,020	3,724	-40,722	-40,854	-80,207
Military Personnel - PCS	0	0	0	0	-22,873	-22,873	-45,746
HAP	0	0	0	0	0	0	0
Other	-114,779	-17,500	-198,690	-6,000	0	0	-336,969
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-333	0	-333
Military ES (End Strength)	0	0	0	0	-898	0	-898
NET IMPLEMENTATION COSTS	-106,506	-29,750	-186,789	15,074	-56,769	-56,901	-421,641

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2090 - NAS Miramar, CA

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended realignment of Navy aircraft squadrons and support tenants to be reassigned to other Naval Air Stations. Naval Air Station (NAS), Miramar was transferred to U.S. Marine Corps (USMC) on 31 October 1997. The activities at NAS Miramar supported tactical fighter and airborne early warning aviation operations and training for the U.S. Pacific Fleet. NAS Miramar also provided support for Federal Aviation Administration (FAA), Naval Air Reserve squadrons and units, Defense Nuclear Agency research, Naval Consolidated Brig, Naval Alcohol Rehabilitation Center, and 76 other miscellaneous tenants. The following supports this realignment action:

- Relocation of Navy aviation squadrons to other Naval Air Stations (primarily NAS Lemoore).
- Transfer the USMC from MCAS El Toro/MCAS Tustin.
- Relocation of Navy TOPGUN fighter training and Carrier Airborne Early Warning School to NAS Fallon.
- Single siting of Fleet Readiness Squadron to east coast air stations.

BRAC 95 redirected all west coast F-14 squadrons to NAS Oceana; and all west coast E-2 squadrons to NAS Point Mugu, CA.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994

		Amount (\$000)

P-156T LEMOORE NAS	MAINTENANCE HANGAR PHASE I	21,821
P-310T FALLON NAS	ACFT PARKING APRON PHASE I	6,500
P-312T FALLON NAS	ACFT DIRECT FUELING STATION	1,200
P-314T FALLON NAS	ACADEMIC INST BLDG	6,500
P-315T FALLON NAS	AIRCRAFT MAINTENANCE HANGAR PHAS	8,950
P-305T FALLON NAS	BACHELOR ENLISTED QUARTERS	16,870
	Subtotal	61,841

		FY1996 Amount (\$000)

P-319T FALLON NAS	DOMESTIC WATER STORAGE	2,230
P-320T FALLON NAS	WASTEWATER SYSTEM IMPROVEMENTS	1,300
	Subtotal	3,530

		FY1998 Amount (\$000)

P-186T LEMOORE NAS	CAG ADMIN OFFICE BLDG	2,586

		Subtotal	2,586
		FY1999 Amount (\$000)	

P-308T FALLON NAS	BOQ (PHASE II)		11,100
		Subtotal	11,100
		Total	79,057
FY1998			
		Amount (\$000)	

P-165U OCEANA NAS	HANGAR UTILITIES IMPROVEMENTS		1,460
P-262U POINT MUGU NAWC	OPERATIONAL TRAINER FAC		2,300
P-263U POINT MUGU NAWC	BUILDINGS RENOVATIONS		6,000
		Subtotal	9,760
		FY1999 Amount (\$000)	

P-260U POINT MUGU NAWC	AVIATION SUPPORT FACILITIES		2,050
P-261U POINT MUGU NAWC	MAINTENANCE & TRAINING FACS		15,300
		Subtotal	17,350
		Total	27,110

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of realignment/relocation actions. An Environmental Impact Statement (EIS) was completed in FY 1995 to analyze the impacts of the relocation of assets to NAS Lemoore. Issues addressed in the EIS included impacts to wetlands, endangered species, increased air and water emissions, traffic impacts, and changes in land use resulting from realignment and associated military construction. The EIS included an airspace analysis to evaluate changes in air operations and an Air Installation Compatibility Use Zone update and noise study to address attendant noise and safety issues.

An Environmental Assessment (EA) was used to analyze the impacts of relocation of assets to NAS Fallon. Issues addressed in the EA included impacts to wetlands, endangered species, increased air and water emissions, traffic impacts, and changes in land use resulting from the realignment and associated military construction. The EA also included a noise study to analyze changes in air operations and attendant noise and safety issues. The EA was completed in FY 1994.

NAS Miramar is to be retained by the Department of the Navy and reused as a Marine Corps Air Station (MCAS).

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

NAS Miramar is a receiving site for the closures of MCAS Tustin and MCAS El Toro, respectively. Costs include: (1) special projects required at receiving sites caused by relocation of activities; (2) transportation, packing/crating, freight, etc. for relocating all decommissioning/disestablishing activities (including tenants), demolishing, etc., including costs to move simulators to NAS Oceana, NAS Norfolk, and NAS Lemoore; and (3) costs associated with realignment planning requirements at NAS Miramar and all receiving sites, including collateral equipment requirements for projects in the year following the extra space completion. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment of the activity.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

Collateral equipment costs as a result of relocation requirements.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

NAS Miramar is a realigning action, therefore, O&M reductions at the installation are offset by plus-up at receiving sites due to relocation of functions/activities. Net savings occur after FY 1997. Recurring Maintenance Real Property (MRP) at receiving sites occurs later in realigning period. Includes civilian personnel salary savings resulting from the realignment or closure of the activity.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4170 - NUWC New London, CT

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	846	3,507	1,477	437	154	0	6,421
Studies	379	120	19	169	94	0	781
Compliance	467	3,387	1,337	268	60	0	5,519
Restoration	0	0	121	0	0	0	121
Operations & Maintenance	18,106	8,166	932	870	547	50	28,671
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	18,952	11,673	2,409	1,307	701	50	35,092
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	18,952	11,673	2,409	1,307	701	50	35,092
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-413	-4,436	-7,563	-7,563	-7,563	-7,563	-35,101
Civilian ES (End Strength)	-14	-56	-56	-56	-56	-56	-294
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-413	-4,436	-7,563	-7,563	-7,563	-7,563	-35,101
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	846	3,507	1,477	437	154	0	6,421
Studies	379	120	19	169	94	0	781
Compliance	467	3,387	1,337	268	60	0	5,519
Restoration	0	0	121	0	0	0	121
Operations & Maintenance	18,106	8,166	932	870	547	50	28,671
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-413	-4,436	-7,563	-7,563	-7,563	-7,563	-35,101
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-14	-56	-56	-56	-56	-56	-294
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	18,539	7,237	-5,154	-6,256	-6,862	-7,513	-9

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4170 - NUWC New London, CT

CLOSURE/REALIGNMENT ACTION

Close the Naval Undersea Warfare Center (NUWC), New London, Connecticut, with the exception of Pier 7, the Coast Guard facility, and the Magnetic Silencing Facility, and relocate functions, personnel and equipment to NUWC, Newport Division, Newport, Rhode Island. Operational closure date was 31 March 1997, with final property disposal planned for August 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The Environmental Impact Statement (EIS) process was initiated in December 1995 but was delayed at the request of the Land Reuse Authority (LRA) which initiated a review and subsequent revision of the Reuse Plan. Since that time, the decision has been made to proceed with an Environmental Assessment (EA) rather than an EIS.

The State has concurred with the Cultural Resource Survey, which identifies a historic district. Preparation of the Programmatic Agreement (PA) in accordance with the National Historic Preservation Act (NHPA) is underway. This PA will specify either the application of deed covenants or the performance of mitigation by the next owner.

Funding is required to support EA completion. In addition, consultation effort is projected for all BRAC disposals following completion of NEPA and National Historic Preservation Act (NHPA) documentation. This consultation effort allows for Environmental Planning's involvement in leases and general Environmental Planning review prior to final disposal/transfer.

Compliance

FY00 required funding is for a Potential Imminent Hazard (PIH) study. A PIH study is a risk assessment conducted for safety and health. The study also provides cost estimates to mitigate the hazard for Navy BRAC buildings. Information required to assess the health risk includes: LBP damage, asbestos damage, dead animals, significant accumulations of animal excrement, and toxic molds.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include building closure costs, equipment removal, transportation and reassembly costs, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary. Also included are program management, caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Real estate costs cover appraisals, title search, surveys, marketing, and EDC analysis efforts.

DOD civilians staff the Caretaker Site Office. Maintenance of real property and utilities are budgeted based on an as required basis to support base reuse while minimizing cost. This budget includes maintaining utility systems at levels that insure appropriate health and safety. Security is provided by contract. FY 00 costs are increased over last year's budget request due to a change in disposal methods initiated by the LRA. CSO Support costs in FY 01 are RIF costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)

Closure/Realignment Location: 4200 - Naval Biodynamics Laboratory, New Orleans, LA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	715	321	0	0	0	0	1,036
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	715	321	0	0	0	0	1,036
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	715	321	0	0	0	0	1,036
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	-471	-480	0	0	0	-951
Other	-1,200	-2,400	-2,400	-2,400	-2,400	-2,400	-13,200
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-18	0	0	0	0	-18
TOTAL SAVINGS	-1,200	-2,871	-2,880	-2,400	-2,400	-2,400	-14,151
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	715	321	0	0	0	0	1,036
Military Personnel - PCS	0	-471	-480	0	0	0	-951
HAP	0	0	0	0	0	0	0
Other	-1,200	-2,400	-2,400	-2,400	-2,400	-2,400	-13,200
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	-18	0	0	0	0	-18
NET IMPLEMENTATION COSTS	-485	-2,550	-2,880	-2,400	-2,400	-2,400	-13,115

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4200 - Naval Biodynamics Laboratory, New Orleans, LA

CLOSURE/REALIGNMENT ACTION

Close the Naval Biodynamics Laboratory (NBL), New Orleans, Louisiana, and relocate necessary personnel to Wright-Patterson Air Force Base, Dayton, Ohio, and the Naval Aeromedical Research Laboratory (NARL), Pensacola, Florida. The activity closed 30 September 1996.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4270 - NCCOSC, ISE East Coast Detachment, Norfolk, VA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	5	5	15	5	0	0	30
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	5	5	15	5	0	0	30
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	5	5	15	5	0	0	30
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	5	5	15	5	0	0	30
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	5	5	15	5	0	0	30

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4270 - NCCOSC, ISE East Coast Detachment, Norfolk, VA

CLOSURE/REALIGNMENT ACTION

Close the In-Service Engineering East Coast Detachment St. Julien's Creek Annex, Norfolk, Virginia and relocate functions, personnel and equipment to the Norfolk Naval Shipyard, Norfolk, Virginia. Retain in place the transmit and receive equipment and antennas currently at the St. Julien's Creek Annex. Operational closure was 30 September 1996.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Program management costs associated with completion of the relocation efforts.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4155 - FISC Oakland

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	3,750	19,280	0	0	0	23,030
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	6,212	5,995	8,472	16,618	2,855	46,006	86,158
Studies	1,311	100	313	139	108	40	2,011
Compliance	1,310	2,576	3,143	6,632	894	32,511	47,066
Restoration	3,591	3,319	5,016	9,847	1,853	13,455	37,081
Operations & Maintenance	4,395	8,011	18,547	6,018	1,802	1,193	39,966
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	10,607	17,756	46,299	22,636	4,657	47,199	149,154
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	10,607	17,756	46,299	22,636	4,657	47,199	149,154

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-1,596	-6,075	-7,521	-7,588	-8,076	-30,856
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	-1,596	-6,075	-7,521	-7,588	-8,076	-30,856

Net Implementation Costs

Military Construction	0	3,750	19,280	0	0	0	23,030
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	6,212	5,995	8,472	16,618	2,855	46,006	86,158
Studies	1,311	100	313	139	108	40	2,011
Compliance	1,310	2,576	3,143	6,632	894	32,511	47,066
Restoration	3,591	3,319	5,016	9,847	1,853	13,455	37,081
Operations & Maintenance	4,395	6,415	12,472	-1,503	-5,786	-6,883	9,110
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	10,607	16,160	40,224	15,115	-2,931	39,123	118,298

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4155 - FISC Oakland

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommended the closure of the Fleet Industrial Supply Center (FISC), Oakland, California, as an addition to the list presented by the Department of Defense. FISC Oakland closed on 30 September 1998. FISC Oakland consists of three sites located in different jurisdictions: (1) the main site, located in the City of Oakland, (2) the Alameda Annex/Alameda Facility, located in the City of Alameda, and (3) the Point Molate Naval Refueling Station, located in the City of Richmond. The Defense Finance and Accounting Service and the Military Sealift Command were tenant activities and were relocated.

Navy used existing special legislation to convey the main site to the Port of Oakland in June 1999. Some of this property was conveyed prior to completion of required environmental cleanup under early transfer authority. Navy anticipates using the existing special legislation to convey the Alameda Annex/Alameda Facility to the City of Alameda. Navy anticipates using the BRAC legislation to convey the Point Molate site; the conveyance method for that site has not yet been determined.

Disposals of the Alameda Annex/Alameda Facility and Point Molate properties are planned over several years, starting in late FY 2000 and ending in July 2004.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1997

		Amount (\$000) -----
P-125U OAKLAND MSC	ADMINISTRATIVE FACILITY	3,750
	Subtotal	3,750

		FY1998 Amount (\$000) -----
P-999U SAN DIEGO NCCOSC	HIGH-BAY WAREHOUSE	15,400
P-028U WILLIAMSBURG FISC	BUILDING RENOVATION	2,437
P-029U WILLIAMSBURG FISC	CARGO STAGING AREA	1,443
	Subtotal	19,280
	Total	23,030

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions.

For FISC Point Molate, a noncontiguous component of FISC with its own LRA, reuse plan, and conversion schedule, the BRAC IV disposal/reuse EIS was awarded in November 1995 and is expected to be completed in FY 2000. Costs are for a modification to the document to incorporate comments from the City into the final Draft document.

FISC Alameda Annex and Facility are another noncontiguous component of FISC, adjacent to NAS Alameda. Because they share the same LRA, reuse plan, and conversion schedule as the BRAC III NAS Alameda closure, the reuse of the Annex/Facility was combined into the BRAC III EIS for NAS Alameda.

Compliance

Alameda Annex - FY 2000-2001 funding requirements include updating the basewide Environmental Baseline Survey (EBS).

Point Molate - The principal compliance issue is the disposition of the 26 large underground fuel storage tanks and 24 miles of underground pipeline throughout parcels F, G, and H.

Most of the large tanks are in Parcel G. A UST closure alternative study was conducted on four options: 1) Close-in-Place, 2) Close-in-Place and Fill, 3) Partial Demolition, and 4) Full Removal. The City, the Navy, and the County of Contra Costa (the regulatory agency with oversight) agreed that a structural integrity evaluation of the large tanks would be required before option 1 could be fully considered. The Navy has completed the structural evaluation; findings indicate that the tanks are structurally sound.

The City is advocating removal of three tanks that are located in Parcel F, a potential residential development, and has expressed an overall concern about the life span and structural integrity of all the tanks. A number of smaller tanks in parcel F have been closed in-place by filling. These tanks provided fuel for heating the residential units. These sites are considered closed.

On Parcel H, Chevron Corporation leased property to Navy. Parcel H contains four large tanks. Chevron has indicated that removal of the tanks is the only option they are willing to consider.

Parcel F contains the majority of the pipelines scheduled for removal along the shoreline. About 10,000 linear feet of pipeline have been removed to date. Removal of the remaining 8 miles of shoreline pipeline began summer 1999. Most of the pipelines in Parcel G are in steep hillside areas. The strategy is to close these in-place since the reuse is predominantly open space/recreational. Pipelines in Parcel H, the Chevron leased parcel, will be removed.

FY 2000-2001 funding requirements are to meet Water Board Order dates, the CAMP lawsuit dates, and master schedule dates.

The housing units in Parcel F have been determined to contain lead-based paint; funding is required for design and abatement.

Eleven aboveground storage tanks, an oil reclamation system, and a small arms

range are other Solid Waste Management Units (SWMUs) that will require closure activities. Lead bullets have been found in the small arms range. Limited soil removal will be required.

A Phase 1 EBS is completed. Further investigation of a number of sites under a Phase 2 EBS will require funding in FY 00-01.

Installation Restoration

Alameda Annex will be used for mixed development including commercial development, corporate school facilities, and housing. It will be conveyed to the City of Alameda via special legislation. Point Molate will be used for commercial and residential development along the waterfront and open space and parklands on the hillside. It will be conveyed to the City of Richmond via a combination of conveyance mechanisms.

Alameda Annex - The Alameda Annex sites are not on the NPL, but an FFSRA was signed in 1992. RI/FS for the 8 IR sites are being completed; 4 sites were recommended for no further action.

FY 2000-2001 funding requirements are for remedial actions on IR sites 2, 4, 6, and 8, including two sites at the paint storage area, a scrap yard and the storm drainage system. Funding also provides for a small amount of design and LTM/LTO.

The following is a synopsis of the status of work being executed at sites as they relate to Conveyance Parcels:

PARCEL C-1 (Alameda Facility North): The FY 2000-2001 budget requirements include provisions for four IR sites (IR 4-7). All four are expected to be no action sites with regard to CERCLA contaminants, however IR 4/6 will require remediation for petroleum. Planned reuse is commercial/ light industrial for the north parcel. IR 5 (Former UST Site) and IR 7 (Former Diesel Spill Site) have been determined to be "no action" sites. CERCLA contaminants were found but at levels within the acceptable risk range for the intended reuse. IR 4/6 are contiguous sites formerly used for painting operations and storage of hazardous materials. The RI found no CERCLA contaminants at this site but did find Total Petroleum Hydrocarbons (TPH) that will require remediation. A removal action workplan is being developed for this site.

PARCEL E (Alameda Annex Scrapyard): The FY 2000-2001 budget requirements include cleanup of the scrapyard area IR 2. IR 2 has surface contamination of PCB's and cadmium at levels above the acceptable risk range that will require removal of up to a foot of surface soil and replacement with clean soil and possibly paving. The FS has been completed and funding for design and construction of remediation is phased over FY 2000-2001.

Alameda Annex: The FY 2000-2001 budget requirements include remediation of IR 8, the basewide stormdrain system. Recent decisions by the BCT with respect to the FS for the stormdrain system indicate a possibility for "no action" for this site. A draft FS dealing with "marsh crust" contaminants, historical contaminants from turn of the century industries concentrated at the interface of former marshlands and fill, is under development. Action on these contaminants is likely to be limited to institutional controls.

Point Molate - Point Molate is not on the NPL and no FFSRA has been signed. A settlement agreement between the Navy and environmental groups established schedules for cleanup. There are 4 active IR sites. Phase II Remedial Investigation and Feasibility Studies (RI/FS) are ongoing. There are a total of 9 restoration sites remaining to be completed.

Point Molate requires funding for remedial design, remedial action, and close

out of three sites: a waste disposal area on the hillside containing metals, oil products, and sludges from industrial operations; a treatment pond contaminated with fuels and sludges; and a shoreline site created by contaminated run-off and soil leaching into San Francisco Bay.

Point Molate is not on the NPL, and no FFSRA has been signed. The lack of an FFSRA has led the RWQCB to issue several compliance orders attempting to dictate budget and schedules for the cleanup efforts. In addition, a settlement agreement between the Navy and the Campaign Against Military Pollution (CAMP) has laid out schedules for cleanup activities.

There are four IR sites at Point Molate. FY 2000-2001 funding requirements are to meet Water Board Order dates, CAMP dates, and master schedule dates.

FY 2000-2001 required funding is for the following actions in the respective Conveyance Parcels:

Parcel F includes a sandblast grit site that has been cleaned up. An official Record of Decision (ROD) is scheduled for January 2000.

Parcel F also includes the treatment ponds (IR Site 3), which are expected to require the most significant action. This was the site of a single sump pond constructed in the 1940s. When the pond was closed in 1975, some waste fuel and sludge material was removed. The pond was then back-filled, and three shallow wastewater treatment ponds were constructed on the site. The primary contaminants of concern are fuels and sludges in the soil, free product on the groundwater, and dissolved phase Total Petroleum Hydrocarbon (TPH). Prior to construction of a containment wall in 1995, there was evidence of petroleum product migrating to the nearby shoreline. An EE/CA will be followed by a removal action in FY 2000/2001.

Additionally, Parcel F also includes the shoreline area (IR Site 4). Fuel releases from past operations and contaminated runoff reaching the Bay has created the shoreline IR site. The Navy has removed 10,000 linear feet of the shoreline piping system to reduce potential sources. Removal of the remaining 8 miles of fuel lines will begin in fall 1999. Preliminary results from the aquatic ecological risk assessment indicate that the shoreline sediments have not been adversely impacted.

The Waste Disposal Area IR Site 1, the Ponds Area IR Site 3, and the Shoreline IR Site 4 have completed the Remedial Investigation fieldwork. A Draft report is scheduled for summer 1999.

Parcel G, the hillside parcel, contains one IR site, the Waste Disposal Area. Contaminants of concern for the Waste Disposal Area include metals, Total Petroleum Hydrocarbon (TPH), and sludges from petroleum operations. Remedial Design and Remedial Action are planned for FY 00-01.

Operations and Maintenance

Costs included program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Tenants included the Military Sealift Command, and the Defense Finance and Accounting Service. Civilian personnel costs were based on an analysis of employee related costs and benefits associated with retirements, relocations, and severance pay. Other civilian personnel entitlements included extended health care benefits, lump sum leave payments, career transition assistance, and separation incentives. Also included are caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Real estate costs cover appraisals, title searches, and parcel surveys. Costs associated with interim outleasing of closure property and termination of existing leases are included as well.

FISC Oakland will require no CSO, fire, police or security staffing and minor Real Property Maintenance (RPM) requirements for maintenance of the force sewer main that runs from NAS Alameda thru FISC Oakland.

FISC Alameda Annex will be handled out of the Regional Alameda CSO and requires no CSO, fire, police, or security. Minor RPM provisions are required in FY 2000.

FISC Point Molate has a Cooperative Agreement (CA) with the City of Richmond through FY 2001. There is also a small non-CA RPM requirement. Security is required for this site.

At Pt. Molate, \$100K is required each year for RPM in FY 2002 - FY 2004 for general environmental compliance and compliance with the Campaign Against Military Pollution (CAMP) lawsuit requirements.

Costs identified are real estate and other related labor, support, and contractual requirements necessary to complete disposition of Alameda Annex/Alameda Facility and Point Molate. Contractual costs cover parcel surveys prior to disposal.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

The FISC Oakland main site was conveyed to the Port of Oakland under existing special legislation, and no land sales revenues were realized. Alameda Annex/Alameda Facility is also anticipated to be conveyed to the City of Alameda under the special legislation, so no land sales revenues will be realized. Proceeds from land sales for Point Molate will only be realized if that property is transferred or sold at fair market or discounted value.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings include reductions in civilian personnel salary and other base operating support costs.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4250 - NAWC-Aircraft Division, Open Water Test Facility, Oreland, PA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	5	0	0	0	0	5
Studies	0	0	0	0	0	0	0
Compliance	0	5	0	0	0	0	5
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	64	0	0	0	0	64
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	69	0	0	0	0	69
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	69	0	0	0	0	69

Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0

Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	5	0	0	0	0	5
Studies	0	0	0	0	0	0	0
Compliance	0	5	0	0	0	0	5
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	64	0	0	0	0	64
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	69	0	0	0	0	69

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4250 - NAWC-Aircraft Division, Open Water Test Facility, Oreland, PA

CLOSURE/REALIGNMENT ACTION

The Naval Air Warfare Center, Aircraft Division, Open Water Test Facility closed 31 March 1997. It was a Naval research, development, test and evaluation center for aircraft, airborne anti-submarine warfare, aircraft systems (less aircraft launched weapons systems), surface ships, submarines, and aircraft navigation systems. Closure of this facility reduces excess capacity. Requirements can be met at other lakes that exist in the Department of the Navy inventory.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

Compliance Program requirement is for the initiation of the Environmental Baseline Survey (EBS), confirmatory sampling and final EBS for transfer.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include civilian personnel one-time costs for severance entitlements, and permanent change of station as necessary, as well as costs for program management, equipment removal and transportation and relocation.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4180 - NRL, Underwater Sound Reference Detachment, Orlando, FL

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	566	244	0	1,044	10	0	1,864
Studies	141	10	0	7	10	0	168
Compliance	177	234	0	0	0	0	411
Restoration	248	0	0	1,037	0	0	1,285
Operations & Maintenance	8,819	55	0	420	187	0	9,481
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	9,385	299	0	1,464	197	0	11,345
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	9,385	299	0	1,464	197	0	11,345

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-303	-628	-1,464	-1,464	-1,464	-1,464	-6,787
Civilian ES (End Strength)	-11	-22	-22	-22	-22	-22	-121
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-303	-628	-1,464	-1,464	-1,464	-1,464	-6,787

Net Implementation Costs

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	566	244	0	1,044	10	0	1,864
Studies	141	10	0	7	10	0	168
Compliance	177	234	0	0	0	0	411
Restoration	248	0	0	1,037	0	0	1,285
Operations & Maintenance	8,819	55	0	420	187	0	9,481
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-303	-628	-1,464	-1,464	-1,464	-1,464	-6,787
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-11	-22	-22	-22	-22	-22	-121
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	9,082	-329	-1,464	0	-1,267	-1,464	4,558

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4180 - NRL, Underwater Sound Reference Detachment, Orlando, FL

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommended the disestablishment of the Naval Research Laboratory, Underwater Sound Reference Detachment, Orlando, Florida. The facility was operationally closed in September 1997 and certain functions were relocated to the Naval Undersea Warfare Center in Newport, Rhode Island. Final property disposal of the Orlando property is expected to occur in FY 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. Funding in FY 2000 is required to support final disposal actions.

Compliance

Asbestos and lead base paint inventories, design and abatement were accomplished in FY 1998, with no further action beyond.

Installation Restoration

After site screening, investigations of the soil and lake sediments were completed at NRL in FY 1997 and FY 1998. Contamination levels of PCE and metals were above Florida Department of Environmental Protection screening levels. A second phase of sampling occurred in FY 98 to see if remedial actions were required for groundwater and sediment. Potential risks to human health and the environment will also be investigated by conducting a preliminary Human Health Risk Assessment. Remedial actions were initiated and completed in FY 99.

Operations and Maintenance

CSO function is managed out of SOUTHDIR. CSO staffing is comprised of a contracted manager and security guards. Services comprise grounds care, limited facility care, and site security.

Other identified costs are real estate and related labor, support, and contractual

requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, parcel surveys, and marketing prior to disposal.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1580 - Naval Training Ctr, Orlando, FL

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	124,052	3,450	0	0	0	0	127,502
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	97	0	432	0	4,589	3,311	8,429
Studies	97	0	0	0	28	8	133
Compliance	0	0	186	0	650	2,658	3,494
Restoration	0	0	246	0	3,911	645	4,802
Operations & Maintenance	3,178	8,591	8,945	5,653	2,093	100	28,560
Military Personnel - PCS	0	0	1,705	0	29	4	1,738
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	127,327	12,041	11,082	5,653	6,711	3,415	166,229
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	127,327	12,041	11,082	5,653	6,711	3,415	166,229
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	-4,918	-4,918	-9,836
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	-4,918	-4,918	-9,836
Operations & Maintenance	0	0	-600	-1,200	-18,842	-18,842	-39,484
Military Personnel - PCS	0	0	0	0	-4,888	-4,888	-9,776
Other	-119,020	-40,000	0	0	0	0	-159,020
Civilian ES (End Strength)	0	0	0	0	-378	0	-378
Military ES (End Strength)	0	0	0	0	-442	0	-442
TOTAL SAVINGS	-119,020	-40,000	-600	-1,200	-28,648	-28,648	-218,116
Net Implementation Costs							
Military Construction	124,052	3,450	0	0	0	0	127,502
Family Housing	0	0	0	0	-4,918	-4,918	-9,836
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	-4,918	-4,918	-9,836
Environmental	97	0	432	0	4,589	3,311	8,429
Studies	97	0	0	0	28	8	133
Compliance	0	0	186	0	650	2,658	3,494
Restoration	0	0	246	0	3,911	645	4,802
Operations & Maintenance	3,178	8,591	8,345	4,453	-16,749	-18,742	-10,924
Military Personnel - PCS	0	0	1,705	0	-4,859	-4,884	-8,038
HAP	0	0	0	0	0	0	0
Other	-119,020	-40,000	0	0	0	0	-159,020
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-378	0	-378
Military ES (End Strength)	0	0	0	0	-442	0	-442
NET IMPLEMENTATION COSTS	8,307	-27,959	10,482	4,453	-21,937	-25,233	-51,887

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1580 - Naval Training Ctr, Orlando, FL

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of Naval Training Center (NTC), Orlando, which closed in April 1999. The 1995 Commission redirected the Torpedoman "C" School to the Naval Undersea Weapons Center, Keyport, WA instead of the Naval Training Center, Great Lakes, IL. Also, the Navy Nuclear Power School was redirected from the Submarine School at the Naval Submarine Base, New London, CT to the Naval Weapons Station, Charleston, SC.

NTC is composed of several real estate tracts: Main site (Administration and Training); Herndon Annex (Warehouse); Area C (Warehouse); and McCoy Annex (Housing). Caretaker, real estate, and environmental costs are budgeted under the BRAC 93 recommendations.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994-1996

		Amount (\$000) -----
P-550T GREAT LAKES NTC	MESS HALL MODERNIZATION	6,710
P-575T GREAT LAKES NTC	ELECTRONIC TECHNICAL TRAINING BU	215
P-585T GREAT LAKES NTC	BEQ MODIFICATIONS	2,500
P-588T GREAT LAKES NTC	BEQ RENOVATIONS	325
P-589T GREAT LAKES NTC	MESS HALL UPGRADE	20
P-591T GREAT LAKES NTC	SMALL ARMS RANGE UPGRADE	460
P-592T GREAT LAKES NTC	DRILL FIELD UPGRADE	470
P-515T GREAT LAKES NTC	INDOOR SMALL ARMS RANGE	4,600
P-576T GREAT LAKES NTC	RADIAC CALIBRATION TRAIN FAC	400
P-580T GREAT LAKES NTC	COLD STORAGE WAREHOUSE	1,920
P-582T GREAT LAKES NTC	BEQ RENOVATIONS	10,020
P-597T GREAT LAKES NTC	SEAMAN APPRENTICE SCHOOL	6,100
P-599T GREAT LAKES NTC	BEQ PHASE I	19,600
P-605T GREAT LAKES NTC	AIRMAN APPRENTICE TRAINING FACIL	5,300
P-164T GREAT LAKES NTC	FIRE STATION	2,560
P-579T GREAT LAKES NTC	BRIG	420
P-583T GREAT LAKES NTC	CHILD DEVELOPMENT CENTER	1,460
P-619T GREAT LAKES NTC	BEQ PHASE II	30,620

Subtotal 93,700

FY1998
Amount
(\$000)

P-001T ORLANDO	FACILITY MODS	2,686
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Subtotal 2,686

Total 96,386

FY1996

		Amount (\$000) -----
P-015U CHARLESTON NWS	TRAINING FACILITY	26,884
P-016U CHARLESTON NWS	BEQ	77,468
P-018U CHARLESTON NWS	MESSHALL	6,500
P-020U CHARLESTON NWS	U&SI	13,200

Subtotal 124,052

		FY1997 Amount (\$000) -----
P-019U CHARLESTON NWS	MEDICAL/DENTAL CLINIC EXPANSION	3,450

Total 127,502

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Impact Statement (EIS) was completed for the disposal and reuse of the NTC Orlando, and a Record of Decision was signed on November 16, 1996. Funding for additional interim lease categorical exclusions will be required.

Compliance

An environmental baseline survey (EBS) and the BRAC Cleanup Plan (BCP) for the NTC Orlando have been completed. An Asbestos survey is complete, with abatement of the friable, accessible and damaged asbestos completed in FY97. Radon survey is complete, with no further action required. Several grey area sites are currently being investigated. Approximately half of the 309 tanks (252 USTs, 57 ASTs) have been removed. Additional tank assessments are underway.

FY00-01 funding requirements are for design and implementation of corrective measures required for four Groups of Areas of Concern. These groups include: AOC Group ACM (Miscellaneous Areas), AOC Group 3 (McCoy Annex), AOC Group 4 (Admin storage nuclear school and recreational areas); and AOC Group 5 (public works shops and auto facility). ACM includes asbestos abatement for areas of the base still occupied by the Navy Nuclear Power Training Command (NNPTC). The McCoy Annex Group finishes some UST requirements. Group 4 work involves contaminants such as PAHs, Arsenic, PCEs and aluminum in the soil and ground water around the NNPTC school and public works facilities. Group 5 is around the base's public works facilities and involves POL, oils and solvents. The EBS will be updated and remediation of contamination at ASTs and USTs will also be addressed.

Installation Restoration

To conduct the environmental investigations in an orderly manner, 53 study areas were identified and grouped based on location and closure schedule. Fifteen study area screening investigations were started in FY-95, twenty-five were started in FY-96, and the final 13 were started in FY-97. Two new study areas were identified in 1998 and added to the list. Study Area 54 encompasses two surface soil sampling locations from the Background Sampling Report. Study Area 55 is the PCB Storage Building (Building 1104) at Area C. The cleanup of the restoration sites is conducted under the CERCLA framework. Currently, the remaining active restoration sites at NTC Orlando include three Operative Units and 7 IRA's to remove contaminated soil.

The tank systems were also grouped based on their location and closure schedule. Of the 276 tanks removed to date, 30 have been contaminated and required site assessments. Of the remaining tanks to be removed, 27 have been removed in February 1999, and five will remain in place. An asbestos survey received in October 1996 identified 77 buildings that have damaged friable asbestos. Of those buildings, 21 were abated in FY-97 because these are scheduled for reuse.

Parcel #1: EDC II (City of Orlando)

1,140 acres main base, method EDC, FOST Dec 98, transfer July 99, recipient City of Orlando. Currently, there are two Operative Units, OU1 (Main Base Landfill) and OU3 (Study Area 8 and 9). LTM started in March 1998 and will continue for a minimum of three years.

The RI was completed in FY98 and the FS is currently under review. In FY99, an IRA was begun to remove all contaminated soil within the operable unit boundary and within Study area 9 and at (Study Areas) SA 35/37/42/40.

FY00-01 required funding is Remedial Design, Remedial Action and Long Term Monitoring at these SA sites.

Parcel #2: Dept of Corrections (PBC)

5.7 acres with improvements, method PBC, FOST Jul 98, transfer Jul 98. There are no sites in this parcel.

Parcel #4: Army Reserves (Fed to Fed)

1.9 acres main base and 20.39 acres at McCoy Annex, method Fed to Fed, FOST Dec 97, transfer Dec 97. There are no sites in this parcel.

Parcel #5: Credit Union (Direct Sale)

1.56 acres, method direct sale, FOST Feb 97, transfer Feb 97, recipient Fairwinds Credit Union. There are no sites in this parcel.

Parcel #6: Defense Finance and Accounting Systems (DFAS) Lease Back

8.67 acres, method leaseback, FOST Apr 98, transfer Apr 98. There are no sites in this parcel.

Parcel #7: Veteran's Administration (VA) Fed to Fed

44.32 acres, method Fed to Fed, FOST Feb 97, transfer Feb 97. There are no sites in this parcel.

Parcel #8: Orange Co. School Board (PBC)

5 acres, method PBC DOE, FOST Jul 97, transfer Jul 97. There are no sites in this parcel.

Parcel #9: Area C (Public Bid)

45.80 acres, method of conveyance public sale, FOST Jan 00, Transfer Jan 00. Currently, Operative Unit 4 RI was completed in 1998 and the FS is currently under review. An IRA (In-well sparging) to gain control of the pathways and stop the release of PCE to lake Druid has been undertaken at this operable unit since Dec 97, a modification to the system occurred in Jan 99. In FY99 a pilot study called chemical oxidation will address the contaminated groundwater at the source at Area C.

FY00-01 required funding is for Remedial Design, Remedial Action and Long Term Monitoring for contaminated soil at (Study Area) SA55.

Parcel #10: GOAA at Herndon Annex (PBC)
56.4 acres, method PBC FAA, FOST June 99, transfer July 00. This Study Area (SA2) investigation under went findings of low levels of benzene in the groundwater. Currently, awaiting to award RAC contractor the work to remediate groundwater at Herndon (SA2) .

Parcel #11: EDC I (Capehart Housing) McCoy Annex
214.15 acres of the McCoy Annex housing (Capehart housing), method EDC, FOST Jan 97, transfer Jan97, recipient City of Orlando. There are no sites in this parcel.

Parcel #12: City of Orlando (PBC)
230.70 acres, method of conveyance PBC recipient DOI, FOST June 99, transfer July 99, recipient City of Orlando. Currently, Operative Unit 2 (McCoy Annex Landfill) is the only site at this parcel.

Parcel #13: GOAA at McCoy Annex (PBC)
135.5 acres, method PBC FAA, FOST June 99, transfer July 99, recipient GOAA. There are three study area sites that are not fully investigated. SA 17/18/55 will require further remedial investigation for groundwater contamination. In April 99, RAC contracts should be completed for IRA for groundwater restorations at SA 17/18. FY00-01 required funding is for Long Term Operation of groundwater remediation equipment.

Parcel #14: Navy Exchange (Lease back)
12.2 acres, method leaseback, transfer March 99. There are no sites in this parcel.

Parcel #15: Florida Army National Guard (Fed to Fed)
15.47 acres at McCoy Annex, method Fed To Fed, FOST Mar 98, transfer Mar 98, recipient Florida Army National Guard. There are no sites in this parcel.

Operations and Maintenance

Activity costs include program management, building closure costs, equipment removal and transportation, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity. Costs identified are for caretaker and real estate including labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title search, parcel surveys, lease arrangements, and marketing efforts.

The Caretaker Site Office (CSO) is responsible for public relations and managing facilities commensurate with identified reuse requirements. This includes obtaining and maintaining required permits, providing for security and fire protection, personal property and property records management, contracting for utilities, limited grounds and facilities maintenance, coordinating site access for environmental clean-up, and working with local officials to facilitate timely reuse of the site.

Properties at NTC Orlando will be transferred from Navy ownership using multiple transfer mechanisms including Public Benefit Conveyances, Federal-to-Federal transfers, negotiated or public sales, and an Economic Development Conveyance. A two-phase Economic Development Conveyance (EDC) application was submitted by the City of Orlando Community Redevelopment Agency in September 1996. Navy expects to convey the NTC property as it is environmentally ready.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are based on reduction of base operating support costs.

Military Personnel

None.

Other

Savings reflect BRAC III funds cost avoidance due to BRAC IV redirect to move the Navy Nuclear Power School to NWS Charleston instead of New London.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1390 - NADEP Pensacola, FL

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	133	728	0	0	0	0	861
Studies	0	0	0	0	0	0	0
Compliance	133	728	0	0	0	0	861
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	6,151	6,667	4,720	305	0	0	17,843
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	6,284	7,395	4,720	305	0	0	18,704
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	6,284	7,395	4,720	305	0	0	18,704
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	-51,678	-51,678	-103,356
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-14,796	-15,175	-20,200	-20,810	-48,052	-48,692	-167,725
Civilian ES (End Strength)	-183	-173	-173	-173	-1,309	-173	-2,184
Military ES (End Strength)	0	0	0	0	-36	0	-36
TOTAL SAVINGS	-14,796	-15,175	-20,200	-20,810	-99,730	-100,370	-271,081
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	133	728	0	0	0	0	861
Studies	0	0	0	0	0	0	0
Compliance	133	728	0	0	0	0	861
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	6,151	6,667	4,720	305	-51,678	-51,678	-85,513
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-14,796	-15,175	-20,200	-20,810	-48,052	-48,692	-167,725
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-183	-173	-173	-173	-1,309	-173	-2,184
Military ES (End Strength)	0	0	0	0	-36	0	-36
NET IMPLEMENTATION COSTS	-8,512	-7,780	-15,480	-20,505	-99,730	-100,370	-252,377

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1390 - NADEP Pensacola, FL

CLOSURE/REALIGNMENT ACTION

The BRAC 1993 Commission recommended that the whirl tower and dynamic components facility be moved to Cherry Point Navy or Corpus Christi Army Depots or the private sector, in lieu of retaining these operations in a stand-alone facility at Naval Aviation Depot Pensacola, which is a BRAC 1993 closure. BRAC 1995 struck these words, closing the NADEP North Island Detachment at Pensacola. Operational closure occurred 30 September 1997.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

One-time compliance actions (i.e. hazardous waste disposal, closure of permitted and unpermitted hazardous waste facilities) were required.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, disassembly of H-53 and H-60 blade program and dynamic components equipment and test stands, equipment removal, transportation, reassembly and calibration as well as relocation of personnel, plant property, tools and inventory. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned relocation of this facility.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

Savings are the result of reduced operating and support costs since the Navy will not maintain an independent facility to support the function.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4240 - Naval Air Technical Services Facility, Philadelphia, PA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	1,544	0	0	0	1,544
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	28	119	5,834	1,789	0	0	7,770
Military Personnel - PCS	0	0	9	0	0	0	9
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	28	119	7,387	1,789	0	0	9,323
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	28	119	7,387	1,789	0	0	9,323
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	-191	-375	-368	-360	-1,294
Military Personnel - PCS	0	0	-81	-168	-172	-175	-596
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	-43	-43	-43	-43	-172
Military ES (End Strength)	0	0	-2	-2	-2	-2	-8
TOTAL SAVINGS	0	0	-272	-543	-540	-535	-1,890
Net Implementation Costs							
Military Construction	0	0	1,544	0	0	0	1,544
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	28	119	5,643	1,414	-368	-360	6,476
Military Personnel - PCS	0	0	-72	-168	-172	-175	-587
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	-43	-43	-43	-43	-172
Military ES (End Strength)	0	0	-2	-2	-2	-2	-8
NET IMPLEMENTATION COSTS	28	119	7,115	1,246	-540	-535	7,433

BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY

4240 - Naval Air Technical Services Facility, Philadelphia, PA

CLOSURE/REALIGNMENT ACTION

Realign the Naval Air Technical Services Facility (NATSF), Philadelphia, PA to San Diego, CA and consolidate at the Naval Aviation Depot (NADEP) North Island.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1998

	Amount (\$000) -----
P-832U NORTH ISLAND NADEP ENGINEERING SUPPORT OFFICE MODIF	1,544
Total	1,544

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, and relocation costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 95 recommendations.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of a reduction in civilian salary and support costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4230 - NAESU Philadelphia, PA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	430	0	0	0	430
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	10	0	0	0	0	10
Studies	0	10	0	0	0	0	10
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	98	64	1,801	1,184	0	0	3,147
Military Personnel - PCS	0	10	18	0	0	0	28
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	98	84	2,249	1,184	0	0	3,615
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	98	84	2,249	1,184	0	0	3,615
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	-1,200	-1,512	-1,395	-1,282	-1,098	-6,487
Military Personnel - PCS	0	-17	-112	-194	-199	-203	-725
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	-36	-34	-32	-29	-131
Military ES (End Strength)	0	-1	-4	-4	-4	-4	-17
TOTAL SAVINGS	0	-1,217	-1,624	-1,589	-1,481	-1,301	-7,212
Net Implementation Costs							
Military Construction	0	0	430	0	0	0	430
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	10	0	0	0	0	10
Studies	0	10	0	0	0	0	10
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	98	-1,136	289	-211	-1,282	-1,098	-3,340
Military Personnel - PCS	0	-7	-94	-194	-199	-203	-697
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	-36	-34	-32	-29	-131
Military ES (End Strength)	0	-1	-4	-4	-4	-4	-17
NET IMPLEMENTATION COSTS	98	-1,133	625	-405	-1,481	-1,301	-3,597

BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY

4230 - NAESU Philadelphia, PA

CLOSURE/REALIGNMENT ACTION

Close the Naval Aviation Engineering Service Unit (NAESU), Philadelphia, Pennsylvania, and consolidate necessary functions, personnel, and equipment with the Naval Aviation Depot (NADEP), North Island, California.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

	FY1998 Amount (\$000) -----
P-830U NORTH ISLAND NADEP ENGINEERING SUPPORT OFFICES	430
Total	430

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, and relocation costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of a reduction in civilian salary and support costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1100 - Naval Shipyard, Philadelphia, PA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	22	0	35	852	199	54	1,162
Studies	22	0	0	28	20	0	70
Compliance	0	0	0	767	160	0	927
Restoration	0	0	35	57	19	54	165
Operations & Maintenance	514	4,814	5,411	3,152	1,662	0	15,553
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	536	4,814	5,446	4,004	1,861	54	16,715
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	536	4,814	5,446	4,004	1,861	54	16,715
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	-1,774	-4,873	-5,019	-5,169	-5,324	-5,484	-27,643
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-1,774	-4,873	-5,019	-5,169	-5,324	-5,484	-27,643
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	22	0	35	852	199	54	1,162
Studies	22	0	0	28	20	0	70
Compliance	0	0	0	767	160	0	927
Restoration	0	0	35	57	19	54	165
Operations & Maintenance	-1,260	-59	392	-2,017	-3,662	-5,484	-12,090
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	-1,238	-59	427	-1,165	-3,463	-5,430	-10,928

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1100 - Naval Shipyard, Philadelphia, PA

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommended the closure of the Naval Shipyard, Philadelphia, Pennsylvania. This is a change from the 1991 Commission recommendation to close and preserve the shipyard for emergent requirements under retention as a detachment of the Norfolk Naval Shipyard, Portsmouth, Virginia. The propeller facility, Naval Inactive Ships Maintenance Facility, and the Naval Ship Systems Engineering Station will remain in active status. The Shipyard ceased mission in September 1995 and operational closure occurred in September 1996. Economic Development Conveyance (EDC) Purchase Agreement negotiations were completed in March 1999. Final disposal is planned for April 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

Costs are in-house costs associated with interim leasing, licenses and cultural resources documentation required.

Compliance

Funding in FY00 is for Potential Imminent Hazard (PIH) study for Main Portion and Northwest and Lift Bridge Areas. The PIH is a risk assessment conducted for safety and health. The study provides cost estimates to mitigate the hazard for Navy BRAC buildings. Information required to assess the health risk includes Lead Based Paint (LBP) damage, asbestos damage, dead animals, significant accumulations of animal excrement, and toxic molds.

Installation Restoration

Funding in FY00-02 is for Long Term Operation at Site 12.

Operations and Maintenance

Costs identified include caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Real estate costs cover appraisals, title search, surveys, and leasing arrangements prior to disposal..

Included are costs for permanent change of station, reduction-in-force, lump-sum payment of leave, and unemployment costs. Also included are costs for the

inactivation and preservation of selected facilities, for cleaning, decontamination, and preservation of shop equipment, and for the collection, inventorying and distribution of hand tools.

The Caretaker Site Office, headed by a Commander, manages the entire Naval closure complex at Philadelphia (i.e., hospital, station & shipyard). Security is performed by contract and fire protection is provided by NAVSSES. The negotiated EDC requires the Navy to continue caretaker operations through April 2000. CSO support costs in FY 00 include RIF costs. This includes \$50K to operate and perform limited maintenance on the lift bridge.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

A hazardous and flammable material storehouse project was authorized and appropriated in FY 1990, but not yet constructed. The difference between the appropriated amount and the cost of a portion of the storehouse needed for the activities to remain is reflected as savings.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings include reduced fixed overhead costs associated with maintaining one less naval shipyard and higher utilization of the remaining four yards. In addition, savings are included for reduced workload requirements at the Naval Publications and Printing Service Branch Office and at the Naval Supply Center, Norfolk Detachment at Philadelphia, both of which serve the shipyard.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4130 - NCCOSC, ISE-West Coast Division, San Diego, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	1,185	870	0	0	0	0	2,055
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	1,185	870	0	0	0	0	2,055
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	1,185	870	0	0	0	0	2,055

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-1,008	-2,669	-3,319	-3,389	-3,460	-3,517	-17,362
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	-1,008	-2,669	-3,319	-3,389	-3,460	-3,517	-17,362

Net Implementation Costs

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	1,185	870	0	0	0	0	2,055
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	-1,008	-2,669	-3,319	-3,389	-3,460	-3,517	-17,362
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	177	-1,799	-3,319	-3,389	-3,460	-3,517	-15,307

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4130 - NCCOSC, ISE-West Coast Division, San Diego, CA

CLOSURE/REALIGNMENT ACTION

The 1995 recommendation was to disestablish the Naval In-Service Engineering West Coast Division (NISE West), San Diego, California by September 1997. Relocate the engineering and fleet support functions for assigned command control and communication systems and ocean surveillance and the integration of those systems which overarch multiplatforms (Aircraft, Ships, Submarines) with associated personnel, and equipment, including the Taylor Street Special Use Area and consolidate with the Naval Command, Control and Ocean Surveillance Center (NCCOSC), RDT&E Division (Point Loma), San Diego, California, or Air Force Plant Nineteen (19), San Diego, California.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. A Categorical Exclusion has been prepared for both the disestablishment of NCCOSC San Diego, California and the relocation of its assets to NCCOSC Point Loma or NISE West San Diego, California. No environmental impacts requiring an Environmental Assessment are expected from either action.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Includes civilian personnel salary savings resulting from the realignment or closure of the activity.

Military Personnel

None.

Other

Savings reflect procurements that will not be funded under the DBOF program because of base closure decisions and customer savings associated with the closure.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4150 - Naval Personnel Research & Development Center, San Diego, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	399	188	1,258	1,205	12	2	3,064
Military Personnel - PCS	0	0	0	0	2	3	5
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	399	188	1,258	1,205	14	5	3,069
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	399	188	1,258	1,205	14	5	3,069
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	-63	-63
Other	0	0	-85	-233	-1,199	-1,341	-2,858
Civilian ES (End Strength)	0	0	0	-5	-5	-5	-15
Military ES (End Strength)	0	0	0	0	0	-2	-2
TOTAL SAVINGS	0	0	-85	-233	-1,199	-1,404	-2,921
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	399	188	1,258	1,205	12	2	3,064
Military Personnel - PCS	0	0	0	0	2	-60	-58
HAP	0	0	0	0	0	0	0
Other	0	0	-85	-233	-1,199	-1,341	-2,858
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	-5	-5	-5	-15
Military ES (End Strength)	0	0	0	0	0	-2	-2
NET IMPLEMENTATION COSTS	399	188	1,173	972	-1,185	-1,399	148

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4150 - Naval Personnel Research & Development Center, San Diego, CA

CLOSURE/REALIGNMENT ACTION

Disestablish the Naval Personnel Research and Development Center, San Diego, California, and relocate its functions and appropriate personnel, equipment, and support to the Bureau of Naval Personnel, Millington, Tennessee and the Naval Air Warfare Center, Training Systems Division, Orlando, Florida.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1999

	Amount (\$000) -----
329U MEMPHIS BUILDING RENOVATION	4,600
Total	4,600

Funding supports NSA Mid-South, Millington, TN building 785 renovation.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 95 recommendations.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4300 - Naval Recruiting District, San Diego, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	572	0	0	0	0	0	572
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	572	0	0	0	0	0	572
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	572	0	0	0	0	0	572
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	572	0	0	0	0	0	572
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	572	0	0	0	0	0	572

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4300 - Naval Recruiting District, San Diego, CA

CLOSURE/REALIGNMENT ACTION

Relocate the Naval Recruiting District (NRD), San Diego, California, with associated personnel, equipment, and support, to the Fleet and Industrial Supply Center, San Diego in FY 1997. This is a change from the BRAC 1993 recommendation to relocate the NRD to the Naval Air Station North Island, San Diego, California.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. NEPA documentation for the disposal and reuse of NRD San Diego, CA was funded under BRAC 1993. Since no military construction is required and the relocation of assets and personnel will be to other government owned spaces, a Categorical Exclusion was prepared in FY 1996.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1570 - Naval Training Ctr, San Diego, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	3,250	0	0	0	0	0	3,250
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	2,094	6,694	8,788
Studies	0	0	0	0	14	7	21
Compliance	0	0	0	0	96	133	229
Restoration	0	0	0	0	1,984	6,554	8,538
Operations & Maintenance	102	268	111	36	352	43	912
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	3,352	268	111	36	2,446	6,737	12,950
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	3,352	268	111	36	2,446	6,737	12,950

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	363	363	726
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	363	363	726
Operations & Maintenance	0	0	0	0	-23,658	-23,658	-47,316
Military Personnel - PCS	0	-343	-696	-914	-16,249	-16,686	-34,888
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-182	0	-182
Military ES (End Strength)	0	-12	-13	-24	-447	-44	-540
TOTAL SAVINGS	0	-343	-696	-914	-39,544	-39,981	-81,478

Net Implementation Costs

Military Construction	3,250	0	0	0	0	0	3,250
Family Housing	0	0	0	0	363	363	726
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	363	363	726
Environmental	0	0	0	0	2,094	6,694	8,788
Studies	0	0	0	0	14	7	21
Compliance	0	0	0	0	96	133	229
Restoration	0	0	0	0	1,984	6,554	8,538
Operations & Maintenance	102	268	111	36	-23,306	-23,615	-46,404
Military Personnel - PCS	0	-343	-696	-914	-16,249	-16,686	-34,888
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-182	0	-182
Military ES (End Strength)	0	-12	-13	-24	-447	-44	-540
NET IMPLEMENTATION COSTS	3,352	-75	-585	-878	-37,098	-33,244	-68,528

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1570 - Naval Training Ctr, San Diego, CA

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of Naval Training Center (NTC), San Diego. NTC operationally closed April 1997. Family Housing, FITCPAC, CATS, and Admiral Kidd Club area property will remain in Navy inventory to support other Navy requirements in the San Diego area. The Reuse plan was completed in July 1996. The City of San Diego has an interim lease with Navy for Camp Nimitz and a major portion of the main base. The 1995 Commission changed the recommendation by deleting all references to Service School Command, including Service School Command (Electronic Warfare) and Service School Command (Surface), from the list of major tenants. The 1995 recommendations impact this closure action to redirect the Service School Command. The Mess Management "A" School, will relocate to Lackland Air Force Base, Lackland, TX, instead of Naval Air Station, Pensacola, FL.

Disposal of all property is planned by March 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994-1996

		Amount (\$000) -----
P-608T GREAT LAKES NTC	HT 'C' SCHOOL PHASE I	5,400
P-593T GREAT LAKES NTC	DP TRAINING BUILDING UPGRADE	1,050
P-595T GREAT LAKES NTC	MACHINERY REPAIRMAN TRAINING FAC	8,000
P-598T GREAT LAKES NTC	BUILDING RENOVATIONS	4,930
P-023T SAN DIEGO NS	APPLIED INSTRUCTION BUILDING	8,403
P-386T SAN DIEGO FASWTC	COSBAL/SUPPLY FACILITY	180

Subtotal 27,963

FY1998
Amount
(\$000)

P-175T SAN DIEGO PWC	PUBLIC WORKS SHOP	1,821
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Subtotal 1,821

Total 29,784

FY1996

		Amount (\$000) -----
P-973U LACKLAND AFB	MESS SPECIALIST 'A' SCHOOL	3,250

Total 3,250

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act (BRAC), National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of realignment/relocation actions. Environmental documentation for the disposal and reuse of NTC San Diego, CA was funded under BRAC 1993. Three Categorical Exclusion (CE) will be required for the relocation of assets from NTC San Diego to Keyport, WA, FTC San Diego, CA, and Lackland AFB, TX. The CEs were funded under NTC Orlando.

Compliance

Former Naval Training Center, San Diego had eight underground storage tank (UST) sites. An aggressive UST program has left only UST Site 8 with remaining Long Term Monitoring to be completed. Working closely with the Regional Water Quality Control Board, UST Site 8 meets all the soil and groundwater criteria to be considered a "low risk" site warranting no further action. UST Site 8 is located in Parcel IIIA and must be closed prior to conveyance; currently, conveyance is scheduled for April 2000. The basewide asbestos abatement program has been completed. No further buildings require abatement. The basewide lead-based paint survey is completed and no further action is anticipated.

Requirements: The funding required in FY99-01 is for site specific EBS to foster conveyance of individual parcels as for long term monitoring of UST sites.

Installation Restoration

There are 7 Installation Restoration sites at NTC San Diego: Inactive Landfill (Site 1), Former Document Incinerator (Site 4), Former Fire Fighter Trainer (Site 5), Golf Course Maintenance Shop (Site 6), Boat Channel Sediments (Site 12), Former Small Arms Range (Site 14), and Former NEX Dry Cleaning Trainer (Site 15). Site 14 RA (dig and haul) was awarded in March 99. Sites 1 & 12 require further environmental actions.

Site 1 Landfill: The landfill occupies approximately 51 acres and was used as a disposal location for municipal and "dumpster" waste generated by former NTC San Diego and MCRD operations between approximately 1950 and 1971. According to a 1998 Ninyo & Moore report, the estimated volume of refuse ranges between approximately 95,000 and 150,000 cubic yards, based on an average thickness of 5 and 8 feet, respectively. There are no known disposal records for the time period between 1950 and 1971, but based upon knowledge of base operations at the time the refuse was disposed of, the Landfill potentially included infectious waste, paint waste, wood preservatives, liquid hazardous waste, and industrial waste. The Landfill was designated as Installation Restoration Program (IRP) Site 1 and has been the subject of environmental investigations since approximately 1986. It is currently subject to ongoing groundwater monitoring and soil cover maintenance activities (i.e. maintaining grade, prevention of ponding).

Initial Assessment Study (1996), Water SWAT (1992), Air SWAT(1994), ESI

(1995), EE/CA (1997), Revised EE/CA (include Port's Remedy for ETA) (1999)

The Chemicals Of Concerns for groundwater include 1,2-DCB, 1,4-DCB, 1,2-DCE, TCE, 1,1,2,2-tetrachloroethane, benzene, vinyl chloride, barium, copper, lead, mercury nickel, silver and zinc.

Monitoring and maintenance is done pursuant to 27 CCR. The RWQCB has jurisdiction over landfills in the San Diego Region. Currently the RWQCB has issued Waste Discharge Requirements (WDRs) for the landfill. Maintenance and monitoring is currently being done under the WDRs.

Site 1 is in Parcel IV and V. Much work has been completed building toward conveyance of these parcels through the Early Transfer Authority (ETA). The Navy has partnered with the San Diego Unified Port District to transfer these parcels prior to implementing a remedy. Work continues on the documentation required for an ETA. An integral part of the agreement between the Navy and the Port involves a cooperative agreement in which the Navy agrees to share the costs of implementing the CERCLA remedy that the Port will pursue. It is imperative that the funds be available to support the transfer of the parcel.

Based on the negotiations with the port, portion of the funds may be needed in FY99 as advanced payment to the port to conduct RA. The balance of the funds will be needed in FY00 for RA to install a landfill cap (25 acres of asphalt and 26 acres of dirt). LTM cost in FY00 and FY01 were derived from the Cost To Complete. LTM includes groundwater monitoring, erosion control, settlement control, site inspections, stormwater monitoring, and semiannual reports.

Site 12 is the Boat Channel: The Boat Channel at the former NTC San Diego has been divided into two parcels at the request of the LRA. The LRA will request parcel IIIIB under an EDC and parcel VII under a PBC. Neither application has been made yet; however, the LRA states parcel IIIIB will require an EDC to avoid restrictions inherent with a PBC, since this parcel is part of a hotel development planned for both sides of the Boat Channel. The remainder of the Boat Channel, parcel VII, will be part of the park and recreation area and conveyed via PBC.

The Boat Channel sediments were initially investigated in 1996 and were found to contain metals, PAHs, PCBs, and pesticides. The presence of these contaminants warranted further investigation to determine their impact on human health and the environment. A Remedial Investigation Work Plan was completed in July 1998. RI fieldwork was completed in November 1998. The draft RI report is due August 1999.

Ecological and human health risk assessments are being performed as part of the RI. The results of the RI report will be processed in a Feasibility Study, Proposed Plan, and Record of Decision. A Feasibility Study (FS) will be completed in FY00. This requires available funding for the completion of the FS/RD in FY00. RA will start in FY00. For budgeting purposes, an internal estimate to dredge the boat channel was completed. The estimate is based on approximately 430,000 cubic yards of sediment removal.

The FOST date is scheduled for March 02, and could not be completed earlier, the date is tied to completion of the environmental actions.

Funding the above environmental investigation is important; the Local Reuse Authority must meet the demands of developers planning two hotel sites along the Boat Channel. Any delays would jeopardize the LRA's planned reuse.

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for mixed use, commercial, residential, educational and recreational use as well as an airport extension and federal and community public safety facilities.

The funding required in FY00-01 is phased to meet regulatory cleanup requirements and planned conveyance dates. There are a total of 2 restoration sites remaining to be completed.

Operations and Maintenance

Costs include program management, equipment removal and transportation, relocations, collateral equipment, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity. Also included are caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, parcel surveys, and marketing efforts.

The Caretaker Site Office (CSO) is headed by a Lieutenant and is responsible for public relations and managing facilities commensurate with identified reuse requirements. This includes obtaining and maintaining required permits, providing for security and fire protection, personal property and property records management, contracting for utilities, limited grounds and facilities maintenance, coordinating site access for environmental clean-up, and working with local officials to facilitate timely reuse of the site. The City of San Diego at no cost will provide fire protection. Security will no longer be provided as of 30 Sept 99. Real property maintenance will consist mostly of utilities and emergency services.

Real Estate

Costs include program management, equipment removal and transportation, relocations, collateral equipment, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

Costs include program management, equipment removal and transportation, relocations, collateral equipment, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity.

Other

No requirement.

Land Sales Revenue

Parcels at NTC San Diego are being conveyed to the U.S. Border Patrol, U.S. Fish and Wildlife Service and U.S. Marine Corps at no cost. The remaining property is planned for transfer under an economic development conveyance and public benefit conveyances. No land Sale proceeds anticipated.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

Savings are a result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1510 - NAS South Weymouth, MA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	2,500	0	0	850	0	0	3,350
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	4,388	5,250	10,573	5,644	885	9,103	35,843
Studies	404	15	166	214	91	9	899
Compliance	1,046	2,107	4,928	1,534	380	3,778	13,773
Restoration	2,938	3,128	5,479	3,896	414	5,316	21,171
Operations & Maintenance	1,850	4,374	3,285	1,430	1,439	694	13,072
Military Personnel - PCS	274	400	0	0	0	0	674
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	9,012	10,024	13,858	7,924	2,324	9,797	52,939
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	9,012	10,024	13,858	7,924	2,324	9,797	52,939
Savings							
Military Construction	0	0	0	0	0	-370	-370
Family Housing	0	-629	-1,905	-1,963	-2,022	-2,082	-8,601
Construction	0	0	0	0	0	0	0
Operations	0	-629	-1,905	-1,963	-2,022	-2,082	-8,601
Operations & Maintenance	-629	-5,524	-12,947	-13,493	-13,815	-14,153	-60,561
Military Personnel - PCS	0	-6,310	-14,749	-16,929	-17,312	-17,663	-72,963
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	-13	-13	-13	-13	-13	-65
Military ES (End Strength)	0	0	-80	-80	-80	-80	-320
TOTAL SAVINGS	-629	-12,463	-29,601	-32,385	-33,149	-34,268	-142,495
Net Implementation Costs							
Military Construction	2,500	0	0	850	0	-370	2,980
Family Housing	0	-629	-1,905	-1,963	-2,022	-2,082	-8,601
Construction	0	0	0	0	0	0	0
Operations	0	-629	-1,905	-1,963	-2,022	-2,082	-8,601
Environmental	4,388	5,250	10,573	5,644	885	9,103	35,843
Studies	404	15	166	214	91	9	899
Compliance	1,046	2,107	4,928	1,534	380	3,778	13,773
Restoration	2,938	3,128	5,479	3,896	414	5,316	21,171
Operations & Maintenance	1,221	-1,150	-9,662	-12,063	-12,376	-13,459	-47,489
Military Personnel - PCS	274	-5,910	-14,749	-16,929	-17,312	-17,663	-72,289
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	-13	-13	-13	-13	-13	-65
Military ES (End Strength)	0	0	-80	-80	-80	-80	-320
NET IMPLEMENTATION COSTS	8,383	-2,439	-15,743	-24,461	-30,825	-24,471	-89,556

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1510 - NAS South Weymouth, MA

CLOSURE/REALIGNMENT ACTION

Close Naval Air Station (NAS), South Weymouth and relocate its aircraft and personnel, equipment and support to Naval Air Station, Brunswick, Maine. Relocate the Marine Corps Reserve support squadrons to another facility in the local area or to NAS Brunswick. Reestablish Naval Reserve Center, Quincy, Massachusetts, and change the receiving site specified by the 1993 BRAC Commission for consolidation of Navy and Marine Corps Reserve Center, Lawrence, Massachusetts; Naval Reserve Center, Chicopee, Massachusetts; and Naval Reserve Center, Quincy, Massachusetts, from NAS South Weymouth to Naval Reserve Center, Quincy, Massachusetts. The South Shore Tri-Towns Development Corporation has been established and has been officially recognized as the implementing LRA. The LRA plans to acquire the property under an Economic Development Conveyance. Final disposal is planned for September 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1996

	Amount (\$000) -----
P-594U QUINCY NAVAL RES CEN RESERVE CENTER RENOVATIONS	2,500
Subtotal	2,500

	FY1999 Amount (\$000) -----
P-935U MCGUIRE AFB DEFENSE COURIER SERVICE BUILDING	850
Subtotal	850
Total	3,350

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions.

The 1990 Cultural Resource Assessment will be updated as part of the EIS to include Cold War-era buildings and structures and archaeological sensitivity.

Funding is required to support EIS and Record Of Decision (ROD) preparation. In addition, consultation effort is projected for all BRAC disposals following completion of NEPA and National Historic Preservation Act (NHPA) documentation. This consultation effort allows for Environmental Planning's involvement in leases and general Environmental Planning review prior to final disposal/transfer.

Compliance

Asbestos - Surveys for asbestos hazards in all buildings have been completed. Design abatements were completed in 1998. The South Shore Tri-Town Development Committee (SSTDC) has proposed that a majority of the buildings at the former NAS be demolished; therefore, no further actions are being taken to abate asbestos issues, except where required to enable leasing actions, or to maintain existing occupied buildings.

Potential Imminent Hazard (PIH) studies will be conducted yearly until transfer. These studies will assess health risks due to Lead Based Paint (LBP) damage, asbestos damage, dead animals, animal excrement, and toxic molds. Remaining requirements until transfer relate to conducting PIH surveys, and small-scale abatements to enable and/or maintain occupied structures. FY00-01 required funding is for PIH study under site ASB MB (O&M) for all parcels, once per year for three years.

Further requirements for hot spot removal actions are required in FY00-01 to facilitate the reuse of the property. Requested funding to complete EBS Phase II studies under site EBS PHASE2 (O&M) for all transfer parcels. Funding for hot spot removals under site AOC CLSOUT is the bulk of the FY 00-01 budget. Estimation of this project requirement is based upon the various subcomponents of this project, which include solid waste removals, EBS Review Item Hot Spots, and drainage system closeouts. Further details of these areas are included in the following narrative sections.

Solid Waste - Navy funded removal of surficial debris from several areas of the facility in FY98. FY00-01 funding is for requirements to address remaining solid waste units. Costs are incorporated into site AOC CLSOUT.

Ordnance - Navy completed removal of surficial ordnance from Nomans Land Island in FY98. Quarterly sampling will be required for FY00-01 to satisfy legal requirements of the Massachusetts Contingency Plan (MCP) permit requirements. Requested funding is to complete MCP actions under site AOC NMUXO2 (LTM) for Nomans Island parcels.

Drain Systems - Structures at the former NAS employed a large network of floor drains. Testing of the integrity of these drains has shown numerous leaks. Examination of oil/water separators connected to these drain systems have shown elevated levels of solvents and petroleum products; therefore, further testing along the drain lines to determine if a release has occurred is required. The floor drains directly impact the proposed transfer of property. Further funding in FY 00-01 will be required and is incorporated into site AOC CLSOUT.

Installation Restoration

The environmental requirements are linked to the Land Reuse Authorities (LRA's) plan for reuse.

The former NAS South Weymouth has been included in the Environmental Protection Agency's National Priority List (NPL). It has seven Installation Restoration (IR) sites.

Navy completed a Phase I RI in May 1998. Regulators required further testing

resulting in the Phase II RI that is currently underway. The Phase II RI is anticipated to be completed in September 2000. Based upon the Phase I RI findings four of the seven sites should require No Further Action RODs. The remaining sites require removal and /or remedial actions to address Contaminants of Concern (COC), or Institutional Controls (IC) to address risk.

A Federal Facilities Agreement (FFA) is currently under negotiation for the seven IR sites and the Environmental Baseline Survey (EBS) Phase II Review Item areas. Progress under the Phase II EBS program is anticipated to result in the deletion of a significant number of Review Item areas from consideration of the FFA.

The SSTDTC has reviewed the locations of the IR sites, and submitted a prioritization request for completion of required actions at the seven sites. Sites 1-4 lie adjacent to or on subparcels required for the early stages of construction necessary for the reuse of the former NAS. The following paragraphs provide further details concerning the IR sites, all of which are on the main base parcel.

Site 1 - West Gate Landfill: This 228,000-sq. ft. site was active as a disposal area from the 1940s until 1972. This site was primarily used for disposal of domestic wastes. Contaminant Of Concern (COC) - PCBs in the soil; Potential COC - Inorganics in the groundwater. Removal Action is planned for PCB removal in FY00-01. FY00-01 required funding is for RI/FS, Remedial Design and Interim Removal Action.

Site 2 - Rubble Disposal Area: This 167,000-sq. ft. area was active from 1959 to 1962. Site was used for placement of fill material dredged from the adjacent Old Swamp River during the construction of a bridge. COC - PCBs in the sediment; PCOC - Inorganics in the groundwater. Removal Action planned for PCB removal in FY00-01. FY00-01 required funding is for RI/FS, Remedial Design and Interim Removal Action.

Site 3 - Small Landfill: This 35,000-sq. ft. area was active for a short time period during the 1980's. Site was used for placement of concrete rubble and tree stumps. FY00-01 required funding is for Long Term Monitoring.

Site 4 - Fire Fighting Training Area: This 166,000-sq. ft. area was active from 1945 until 1986. Site was used for fire-fighting training exercises that involved burning of volatile materials in pits and on open ground. COC - Inorganics in the groundwater. Removal Action planned for early FY01.

Site 5 - Tile Leach Field: This 13,000-sq. ft. site was connected to a former blimp hanger and was used from 1945 to 1968. Site was used for disposal of sanitary wastes from the hanger. COC - Inorganics in the groundwater, surface water. FY00-01 required funding is for Long Term Monitoring.

Site 7 - Sewage Treatment Plant: This 2,000-sq. ft. site was active from 1956 until 1978. Site was used as a Sewage Treatment Plant servicing the NAS South Weymouth. COC - Inorganics in the groundwater. FY00-01 required funding is for Long Term Monitoring.

Site 8 - Abandoned Bladder Tanks Fuel Storage Area: This 20,000-sq. ft. site was active until 1987. Site was used to temporarily store JP-5 aviation fuel in four-fabric bladder, located within an earthen berm. COC - Inorganics in the groundwater, surface water. FY00-01 required funding is for Long Term Monitoring.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, and tenant moving costs. Civilian personnel costs are based on an

analysis of employee related costs and benefits associated with retirements, relocations and severance pay. Other civilian personnel entitlements include extended health care benefits, lump sum leave payments, career transition assistance and separation incentives. Some tenants were required to move into interim facilities to meet NAS South Weymouth's operational closure date, yet continue functioning until new locations were prepared.

Costs include caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Real estate costs cover appraisals, title search, parcel surveys, and EDC analysis efforts.

A LT heads the Caretaker Site Office. Police and fire services are provided by the city and security by contract with the local community. Maintenance of real property and utilities are budgeted based on an as required basis to support base reuse while minimizing cost. This budget includes maintaining utility systems at levels that insure appropriate health and safety. Costs in FY-03 reflect RIF costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength.

Other

No requirement.

Land Sales Revenue

No land sales revenues will be realized from the Federal transfers.

SAVINGS

None.

Military Construction

Savings result from removal of projects which were in the FYDP.

Family Housing Construction

None.

Family Housing Operations

The family housing inventory associated with NAS South Weymouth closure consists of 270 units. Operation of units ceased as follows: 105 units at the end of FY 1996 and 165 units at the end of FY 1997.

Operations and Maintenance

Savings include civilian personnel salary and other base operating support

costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4080 - NAWC-Aircraft Division, Warminster, PA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	951	0	0	0	0	0	951
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	202	0	1	1,952	690	1,177	4,022
Studies	202	0	1	100	21	0	324
Compliance	0	0	0	494	15	45	554
Restoration	0	0	0	1,358	654	1,132	3,144
Operations & Maintenance	12,692	4,705	2,381	2,138	858	79	22,853
Military Personnel - PCS	0	62	0	0	0	0	62
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	13,845	4,767	2,382	4,090	1,548	1,256	27,888
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	13,845	4,767	2,382	4,090	1,548	1,256	27,888
Savings							
Military Construction	-4,900	0	0	0	0	0	-4,900
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	-139	-287	-294	-300	-306	-1,326
Other	0	-2,670	-2,670	-2,670	-2,670	-2,670	-13,350
Civilian ES (End Strength)	0	-59	-59	-59	-59	-59	-295
Military ES (End Strength)	0	-8	-8	-8	-8	-8	-40
TOTAL SAVINGS	-4,900	-2,809	-2,957	-2,964	-2,970	-2,976	-19,576
Net Implementation Costs							
Military Construction	-3,949	0	0	0	0	0	-3,949
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	202	0	1	1,952	690	1,177	4,022
Studies	202	0	1	100	21	0	324
Compliance	0	0	0	494	15	45	554
Restoration	0	0	0	1,358	654	1,132	3,144
Operations & Maintenance	12,692	4,705	2,381	2,138	858	79	22,853
Military Personnel - PCS	0	-77	-287	-294	-300	-306	-1,264
HAP	0	0	0	0	0	0	0
Other	0	-2,670	-2,670	-2,670	-2,670	-2,670	-13,350
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	-59	-59	-59	-59	-59	-295
Military ES (End Strength)	0	-8	-8	-8	-8	-8	-40
NET IMPLEMENTATION COSTS	8,945	1,958	-575	1,126	-1,422	-1,720	8,312

4080 - NAWC-Aircraft Division, Warminster, PA

The DOD 1995 recommendation is to close the Naval Air Warfare Center, Aircraft Division, (NAWCAD) Warminster. Mission cease was accomplished on 30 September 1996 with operational closure 31 March 1997. BRAC IV closed the BRAC II retained portion of the base along with the Oreland Quarry complex. Relocate the RDT&E functions for aircraft, airborne antisubmarine warfare, aircraft systems (less aircraft-launched weapon systems) and surface ships, submarine and aircraft navigation systems with associated personnel, equipment, and support to the Naval Air Warfare Center, Aircraft Division, Patuxent River, Maryland. Final disposal is scheduled for December 2000.

Military Construction

		Amount (\$000)
P-130U SAN DIEGO NCCOSC	NAVIGATIONAL SYSTEM TEST AND EVALUATION FACILITY	951
	Total	951

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

Costs are for Land Survey for Archeological Covenants and additional Phase 1B Archeological Survey requirements.

Compliance

An asbestos inventory has been completed and is being periodically updated by the Asbestos Operation and Maintenance (O&M) Program. Most asbestos containing materials (ACM) deemed friable, accessible and damaged (FAD) have been identified and removed in accordance with current DoD policy. FY 00-01 funding is required for additional asbestos removals.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for mixed use including residential, recreational/parkland, industrial and a university campus. The property includes 9 IR sites (Sites 1-9). The following is a synopsis of the status of work being executed at the IR sites as they relate to the remaining Conveyance

Parcels.

PARCEL 3 - At IR Site 4 excavation of contaminated soil and backfill with clean soil and re-seeding have been completed. FY00-01 funding requirements are for Long Term Operation at Sites 4 and 6.

PARCEL 4 - At IR Site 3, excavation of contaminated soil has been completed. FY00-01 funding requirements are for Long Term Operation at Sites 3, 8, and 9.

PARCEL 6 - At IR Sites 1 and 2, excavation of contaminated soil has been completed. FY00-01 funding requirements are for Remedial Action at Site 1 (for final ROD) and Long Term Operation at Sites 1 and 2.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station and moving costs for approximately 160 personnel. Also included are caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Real estate costs cover appraisals, title search, surveys, and marketing efforts.

A senior civilian heads the Caretaker Site Office and is dual-hatted as the OIC of CSO Trenton. Security is provided by CSO in-house personnel and fire protection services by the local community. Maintenance of real property and utilities are budgeted based on an as required basis. FY 00-01 caretaker funding is required due to delays in property disposal. CSO Support and Security Support in FY 00-01 include RIF costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 95 recommendations.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

Reduction in planned military construction projects in the FYDP.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

Reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 4260 - NCCOSC, RDT&E Division Detachment, Warminster, PA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	156	0	0	0	0	0	156
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	156	0	0	0	0	0	156
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	156	0	0	0	0	0	156

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	7,938	-712	-714	-707	-698	-674	4,433
Civilian ES (End Strength)	-12	-75	-75	-75	-75	-75	-387
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	7,938	-712	-714	-707	-698	-674	4,433

Net Implementation Costs

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	156	0	0	0	0	0	156
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	7,938	-712	-714	-707	-698	-674	4,433
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	-12	-75	-75	-75	-75	-75	-387
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	8,094	-712	-714	-707	-698	-674	4,589

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

4260 - NCCOSC, RDT&E Division Detachment, Warminster, PA

CLOSURE/REALIGNMENT ACTION

The 1995 Commission recommendation was to close the Naval Control and Ocean Surveillance, RDT&E Detachment, Warminster, PA by FY 1997, relocate the engineering and fleet support functions for assigned command, control, and communications systems, and ocean surveillance and the integration of those systems which overarch multiplatforms (Aircraft, Ships, Submarines), along with associated personnel, equipment, and support to the Naval Command Control and Ocean Surveillance, RDT&E Division, San Diego, CA, and the Naval Oceanographic Office, Bay St. Louis, MS.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Budgeted under Naval Air Warfare Center, Warminster, PA. for move to San Diego and Bay St. Louis, MS.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1740 - NSWC-White Oak, MD

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	4,500	0	0	0	4,500
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	1,470	1,095	6,067	6,385	1,299	14,321	30,637
Studies	5	0	0	0	0	0	5
Compliance	196	895	0	36	117	1,261	2,505
Restoration	1,269	200	6,067	6,349	1,182	13,060	28,127
Operations & Maintenance	1,637	2,476	0	0	0	0	4,113
Military Personnel - PCS	0	12	0	0	0	0	12
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	3,107	3,583	10,567	6,385	1,299	14,321	39,262
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	3,107	3,583	10,567	6,385	1,299	14,321	39,262
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	-856	-856	-1,712
Military Personnel - PCS	0	0	0	0	0	0	0
Other	-500	-1,800	-7,429	-7,581	-10,359	-10,529	-38,198
Civilian ES (End Strength)	0	0	-46	-46	-101	-46	-239
Military ES (End Strength)	0	0	0	0	-20	0	-20
TOTAL SAVINGS	-500	-1,800	-7,429	-7,581	-11,215	-11,385	-39,910
Net Implementation Costs							
Military Construction	0	0	4,500	0	0	0	4,500
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	1,470	1,095	6,067	6,385	1,299	14,321	30,637
Studies	5	0	0	0	0	0	5
Compliance	196	895	0	36	117	1,261	2,505
Restoration	1,269	200	6,067	6,349	1,182	13,060	28,127
Operations & Maintenance	1,637	2,476	0	0	-856	-856	2,401
Military Personnel - PCS	0	12	0	0	0	0	12
HAP	0	0	0	0	0	0	0
Other	-500	-1,800	-7,429	-7,581	-10,359	-10,529	-38,198
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	-46	-46	-101	-46	-239
Military ES (End Strength)	0	0	0	0	-20	0	-20
NET IMPLEMENTATION COSTS	2,607	1,783	3,138	-1,196	-9,916	2,936	-648

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1740 - NSWC-White Oak, MD

CLOSURE/REALIGNMENT ACTION

The Naval Surface Warfare Center, Dahlgren Division Detachment, White Oak, Maryland, has been closed and transferred to the General Services Administration (GSA) and the Department of the Army. Navy relocated the functions, personnel and equipment associated with Ship Magnetic Signature Control R&D Complex to the Naval Surface Warfare Center, Carderock, Maryland, and the functions and personnel associated with reentry body dynamics research and development to the Naval Surface Warfare Center, Dahlgren, Virginia.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1998

Amount
(\$000)

P-183U BETHESDA NSWCCARDERO BUILDING ALTERATIONS AND ADDITIONS 4,500

Total 4,500

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

The General Services Administration (GSA) acquired 662 acres and the Department of the Army acquired the remaining 48 acres; both were Federal to Federal Transfers. The final disposal date of the activity was Feb 3, 1998.

EPA Region III has issued the Navy a RCRA Compliance Order for NSWC White Oak. The EPA RCRA Compliance Order sets out specific procedures, schedules and penalties required for the cleanup program at White Oak. We have completed an Environmental Baseline Survey (EBS), BRAC Cleanup Plan (BCP), an asbestos survey, and removed 14 tanks. Polychlorinated Biphenols (PCB) and lead based paint have also been addressed.

Compliance funding includes investigation and cleanup of Area of Contamination site 2 (Back Area Priority) - contaminated with explosive residue. This work is also required to meet redevelopment plans by the current owners of the property - GSA and the Army. FY00 and FY01 funds are to complete investigation of soil near this building 70 site. FY00-01 funding is to design and conduct

the required remedial action.

Installation Restoration

A removal action has been completed at site 8 (Abandoned Chemical Disposal Area). Additional removal actions are underway for eight more: site 1 (Parking Lot Landfill); site 3 (Pistol Range Landfill); site 4 (Chemical Burial Area) (trichloroethane - TCE); site 10 (Radium spill at building); site 14; site 28 (Building T-14 Scrapyard)(PCB's); site 33 (Building 25, Plating Shop Equalization Tank)(metals); site 46 (Chemical Storage Area).

The funding required in FY00-01 is phased to meet regulatory cleanup requirements and specifically the schedules required by the RCRA Compliance Order. There are no provisions for extending these schedules based on funding availability. EPA issued the Order unilaterally. There are a total of 26 restoration sites remaining to be investigated and potentially remediated.

FY00 funding includes remediation of sites impacting GSA's imminent development of the property for Food & Drug Administration consolidation. Contaminants being remediated at these sites include TCE and ammonium perchlorate. It also includes continued incremental funding of ongoing cleanups and long term operation for removal actions. We will be awarding and completing several designs for construction award in early FY01. We will also initiate Remedial Investigations (RI's) on all remaining sites for the facility.

FY01 funding includes costs for treating contaminated groundwater impacting GSA's construction sites, the continuation of ongoing treatment systems, a major landfill cap for site 2, remediation of soil and groundwater at sites 1, 3, 4, 7, 9, and 11 and the design of required remediation of hot spots of contamination along existing storm and sanitary sewer lines.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)

Closure/Realignment Location: 1960 - Stand-alone Navy & MC Reserve Centers

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	409	0	0	0	3	0	412
Studies	45	0	0	0	3	0	48
Compliance	364	0	0	0	0	0	364
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	58	144	4	0	206
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	409	0	58	144	7	0	618
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	409	0	58	144	7	0	618

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	-214	-2,262	-2,560	-2,637	-5,848	-5,902	-19,423
Military Personnel - PCS	-1,180	-3,085	-3,891	-3,987	-15,443	-15,524	-43,110
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-36	0	-36
Military ES (End Strength)	0	-14	-14	-14	-259	-14	-315
TOTAL SAVINGS	-1,394	-5,347	-6,451	-6,624	-21,291	-21,426	-62,533

Net Implementation Costs

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	409	0	0	0	3	0	412
Studies	45	0	0	0	3	0	48
Compliance	364	0	0	0	0	0	364
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	-214	-2,262	-2,502	-2,493	-5,844	-5,902	-19,217
Military Personnel - PCS	-1,180	-3,085	-3,891	-3,987	-15,443	-15,524	-43,110
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	-36	0	-36
Military ES (End Strength)	0	-14	-14	-14	-259	-14	-315
NET IMPLEMENTATION COSTS	-985	-5,347	-6,393	-6,480	-21,284	-21,426	-61,915

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1960 - Stand-alone Navy & MC Reserve Centers

CLOSURE/REALIGNMENT ACTION

The 1995 Commission directed Navy to close the following Naval Reserve Centers:

Stockton, California
Pomona, California
Santa Ana, Irvine, California
Laredo, Texas
Sheboygan, Wisconsin
Cadillac, Michigan
Huntsville, Alabama
Staten Island, New York

The Commission also directed Navy to close the Naval Air Reserve Center, Olathe, Kansas, the Naval Reserve Readiness Command, Region 10, New Orleans, Louisiana and the Naval Reserve Readiness Command, Region 7, Charleston, South Carolina.

All closures are have been completed.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

Compliance Program requirements at the Stand-alone Navy and Marine Corps Reserve Centers include initiating the Environmental Baseline Survey (EBS), inventory, the development of management or abatement plans for Asbestos and Lead Based Paint, and Resource Conservation and Recovery Act (RCRA) Removals. This budget submit funds requirements over the FYDP.

Installation Restoration

No requirement.

Operations and Maintenance

Costs are for remaining effort necessary to complete transfer of Stockton.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

The centers disposed of to date were conveyed through lease termination and Federal transfer. No land sales revenues were realized. The remaining Navy-owned centers are planned for Federal transfer and public benefit conveyance, so no revenues will be realized.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of reduced lease and facility support costs, as well as reductions in civilian personnel and associated support.

Military Personnel

Savings are the result of reduced military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 9999 - VARLOCS

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	3,977	515	6,521	23,254	30,342	27,965	92,574
Studies	0	0	731	1,304	283	8	2,326
Compliance	3,977	515	462	3,562	6,043	4,758	19,317
Restoration	0	0	5,328	18,388	24,016	23,199	70,931
Operations & Maintenance	266	237	8,223	1,689	1,872	968	13,255
Military Personnel - PCS	127	20	60	0	0	0	207
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	4,370	772	14,804	24,943	32,214	28,933	106,036
Land Sales Revenue (-)	0	0	0	-800	-5,000	-5,000	-10,800
TOTAL BUDGET REQUEST	4,370	772	14,804	24,143	27,214	23,933	95,236
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	15,686	83,030	1,767	-206	-206	-206	99,865
Military Personnel - PCS	1,410	7,804	-882	-2,419	-3,096	-3,162	-345
Other	1,929	0	1,651	12,653	-54,056	-55,919	-93,742
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	19,025	90,834	2,536	10,028	-57,358	-59,287	5,778
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	3,977	515	6,521	23,254	30,342	27,965	92,574
Studies	0	0	731	1,304	283	8	2,326
Compliance	3,977	515	462	3,562	6,043	4,758	19,317
Restoration	0	0	5,328	18,388	24,016	23,199	70,931
Operations & Maintenance	15,952	83,267	9,990	1,483	1,666	762	113,120
Military Personnel - PCS	1,537	7,824	-822	-2,419	-3,096	-3,162	-138
HAP	0	0	0	0	0	0	0
Other	1,929	0	1,651	12,653	-54,056	-55,919	-93,742
Land Sales Revenue (-)	0	0	0	-800	-5,000	-4,960	-10,760
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	23,395	91,606	17,340	34,171	-30,144	-35,314	101,054

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

9999 - VARLOCS

CLOSURE/REALIGNMENT ACTION

Naval Station Brooklyn: The 1988 Base Closure and Realignment recommendations included Naval Station (NAVSTA) Brooklyn for closure. All primary operational functions were moved to NAVSTA New York, Staten Island in June 1990. Mission cessation was 26 March 1993 and operational closure in May 1993. The Local Reuse Authority (LRA) elected to pursue the 1994 Homeless Assistance Act procedures. Currently, final disposal of the property is planned for July 2000.

Chase Field: It was operationally closed on 1 February 1993. The main base has been disposed by a transfer to the Texas Department of Justice and a negotiated sale to the City of Beeville. The only property remaining is the Outlying Field at Goliad. Final disposal is anticipated by May 2000.

NRC Miami (Coconut Grove): The 1988 Commission recommended the closure of NRC Miami. The NRC has been closed since 1991 and is in NAVFAC caretaker status. Currently, final disposal is planned for December 2000.

Naval Hospital Philadelphia: The 1988 Commission recommended the closure of Naval Hospital (NAVHOSP) Philadelphia. The NAVHOSP ceased inpatient care (mission) and became a clinic in October 1991. The NAVHOSP was operationally closed in April 1993. The NAVMEDCLINIC was relocated October 1993 into interim facilities on NAVBASE Philadelphia and subsequently was closed September 1995. Final disposal is planned for June 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

Brooklyn: In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The Environmental Impact Statement (EIS) requires completion of Cultural Resource Survey (CRS); however, this has been delayed due to findings of human remains in the former naval cemetery located on the property. The current schedule is to complete the NEPA document by spring 2000.

Chase Field (Goliad): Funding is required to support revision to NEPA documentation to support the conveyance of the property.

NRC Miami (Coconut Grove)): In compliance with the Defense Base Closure and Realignment Act and the National Environmental Policy Act, documentation must be completed prior to implementation of disposal/reuse actions. In 1995, an EA was initiated to address the disposal and reuse of NRC. On 15 April 1995, a public scoping meeting was held to identify issues to be addressed in the EA. Shortly thereafter, the EA process was put on hold because the City of Miami has not provided a reuse Plan, but more importantly the process has become bogged down with "homeless issues." Funds are required to complete the EA process.

Naval Hospital Philadelphia: In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to an implementation of disposal/reuse actions. The Environmental Impact Statement (EIS) requires completion of compliance with Section 106 of the National Historic Preservation Act (NHPA). The Advisory Council for Historic Preservation does not concur with the demolition analysis by the Local Redevelopment Authority. The Final EIS (FEIS) is pending resolution of historic preservation issues. The NEPA Record Of Decision (ROD) was completed in December 1999.

Compliance

Brooklyn: Abatement of lead-based paint hazards (in residential structures, some historically significant) was completed in October 1996. Remediation of PCB contaminated soil was completed by December 1995. Post-remediation monitoring was performed through March 1997. A program to remove out-of-compliance USTs was completed in July 1993. Additional contaminated soil from leaking tanks was identified and remediation was completed in August 1995. The compliance funding required in FY 00-01 is for final asbestos removal to reach a Finding of Suitability to Transfer the property.

Costs in FY 00-01 also include salaries for full-time personnel involved in management of the compliance program for BRAC.

Installation Restoration

DSMOA: Costs reflect the amount of reimbursement for BRAC installations for which the state has an agreement with the Department of Defense (DOD). The state hires employees to oversee cleanup at the DOD installation and is then reimbursed.

EPA/Task Force: Funding is provided by DOD to EPA for support with DOD's Fast Track Cleanup policy.

Program Management: Funding is for the support of the BRAC Environmental Coordinators (BECs), BRAC Cleanup Teams (BCTs), and Restoration Advisory Boards (RABs). Funding also provides for engineering, technical, contractual, maintenance of administrative records for public information, public repository of documents, and set-up and conducting RAB meetings.

ATSDR: The health assessments that are conducted by the Agency for Toxic Substances and Disease Registry (ATSDR) at BRAC closure installations are also covered in these costs. Congress mandates that health assessments be performed by ATSDR and that DOD would fund these costs.

Operations and Maintenance

Costs identified include caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposal of Naval Station Brooklyn, Naval Hospital Philadelphia, and NRC Coconut Grove (Miami). Contractual costs cover appraisals, title searches, parcel surveys, marketing, lease arrangements prior to disposal, and execution of any necessary transfer

agreements.

Brooklyn: Maintenance of real property and utilities are budgeted at minimal levels. On-going minimal levels of care are required due to delay in property disposal resulting from the discovery of human remains at the former naval cemetery. Security is provided by in-house personnel and guard dogs. Fire and police protection is provided by the local community and maintenance is provided by contract.

Chase Field (Goliad): Costs identified are real estate and other related labor, support, and contractual requirements necessary to complete disposal of the property. Contractual costs cover appraisals, title searches, and parcel surveys. These costs are related to disposal of NALF Goliad.

NRC Miami (Coconut Grove): Caretaker costs are required for security and minimal maintenance. Grass is cut, debris is cleared away and the main structure is being kept weather tight. Security costs reflect rates of the City of Miami who is now our security contractor.

Naval Hospital Philadelphia: The Caretaker Site Office, headed by a Commander, manages the entire Naval closure complex at Philadelphia (i.e., hospital, station & shipyard). Maintenance of real property and utilities are budgeted based on an as required basis to meet base reuse while minimizing cost. Maintenance is limited to grounds care and only repairs that have health or safety requirements. Security is performed by contract and fire protection is provided by NAVSSES.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

Anticipate revenues in the amount of \$5M in FY 00 and FY 01 as a result of public and negotiated sales.

Chase Field: Revenues in the amount of \$800K were realized from a negotiated sale at this activity.

NRC Coconut Grove (Miami): Land sales revenues will only be realized if the property is sold at fair market value, through a negotiated sale or a public auction.

Naval Hospital Philadelphia: The property is planned for disposal through a negotiated sale to the City of Philadelphia. Proceeds from land sales will only be realized if this sale is consummated.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 2390 - Planning, Design & Management

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	30,000	3,800	3,860	0	0	0	37,660
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	2,990	0	0	0	2,990
Studies	0	0	0	0	0	0	0
Compliance	0	0	748	0	0	0	748
Restoration	0	0	2,242	0	0	0	2,242
Operations & Maintenance	5,455	9,028	1,936	1,491	2,289	1,667	21,866
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	35,455	12,828	8,786	1,491	2,289	1,667	62,516
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	35,455	12,828	8,786	1,491	2,289	1,667	62,516

Savings

Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0

Net Implementation Costs

Military Construction	30,000	3,800	3,860	0	0	0	37,660
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	2,990	0	0	0	2,990
Studies	0	0	0	0	0	0	0
Compliance	0	0	748	0	0	0	748
Restoration	0	0	2,242	0	0	0	2,242
Operations & Maintenance	5,455	9,028	1,936	1,491	2,289	1,667	21,866
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	35,455	12,828	8,786	1,491	2,289	1,667	62,516

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2390 - Planning, Design & Management

CLOSURE/REALIGNMENT ACTION

These are program costs to provide construction planning and design and other overall program management functions across all closure and realignment packages.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

MILCON project costs are all displayed in budget exhibits for the applicable closure/realignment action. These costs are for design and construction contract preparation (Planning and Design (P&D)).

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Provides for costs associated with analysis, administration, coordination, planning, budget and financial review, legislative and legal support, and policy/guidance promulgation and interpretation that is non-site specific and supports the overall management and execution of the Base Realignment and Closure (BRAC) Program. This also includes intergovernmental planning and intraservice coordination, program documentation oversight and review, centralized real estate and caretaker management efforts, and support for the Base Closure Implementation Branch at CNO.

Costs are based on actual salaries, fringe benefits, and personnel support requirements.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1160 - NCBC Davisville, RI

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	1,592	550	710	2,852
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	433	50	50	533
Restoration	0	0	0	1,159	500	660	2,319
Operations & Maintenance	0	0	0	17	66	37	120
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	1,609	616	747	2,972
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	1,609	616	747	2,972
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	1,592	550	710	2,852
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	433	50	50	533
Restoration	0	0	0	1,159	500	660	2,319
Operations & Maintenance	0	0	0	17	66	37	120
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	1,609	616	747	2,972

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1160 - NCBC Davisville, RI

CLOSURE/REALIGNMENT ACTION

The 1991 Commission recommended the closure of the Construction Battalion Center (CBC) Davisville. The CBC operationally closed on April 1, 1994 and transferred into caretaker function that same day. The anticipated final disposal date for this property is January 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

Funding is required in FY00-01 to update the Environmental Baseline Survey.

Installation Restoration

NCBC Davisville has been listed on the Environmental Protection Agency's National Priorities List (NPL) since 1989. A Federal Facilities Agreement (FFA) was executed in March 1992 between EPA, Rhode Island Department of Environmental Management (RIDEM) and the Navy.

The FFA has included twelve Installation Restoration (IR) Sites and four Study Areas. A Groundwater Operable Unit was considered to evaluate the cumulative impacts of Navy activities on the ground water at all areas other than Zone 3 at Davisville, but it was dropped in favor of "whole site" Record of Decision (ROD) to consider soil and ground water at each IR Site. This decision was reached after we concluded that contamination in some stream beds, that had been identified as causing ecological risk by the Basewide Ecological Risk Assessment, could not be correlated with individual IR sites. A Watershed Evaluation is pending for two streams within Zone 2 with EPA requesting some additional sampling, toxicity testing and benthic assessment prior to agreeing with Navy's recommendation for no further action. On 3 March 1999, Navy agreed to add an area that has been under investigation as an Environmental Baseline Survey (EBS) Review Item to the Federal Facilities Agreement as IR Study Area/AOC 16 on the basis that investigation has shown the presence of Volatile Organic Compounds (VOCs) in the ground water at concentrations above MCLs.

Following is a summary of environmental work remaining at each of the conveyance parcels and work requiring accomplishment in FY00-01.

Parcel 7 - Construction Equipment Department (CED) Area - There are five IR sites located on this parcel. IR Site 3 began as the CED Solvent Disposal Area where CED workers from the paint shop reportedly disposed of solvents on a paved area to the west of the shop facility in Bldg 224. This relatively minor area has grown, as a result of a phased investigation to include a large plume emanating from an adjacent property that was formerly Navy property, used by the Army as a NIKE site and is being investigated under the Former Utilized Defense Sites (FUDS) program by the New England District of the Army Corps of Engineers. The investigation, to date, shows the major source to be on the former NIKE site with the main plume moving east towards Allen Harbor and eventually Narragansett Bay. There are no human or ecological receptors in the path of the plume under current Navy property. A branch of the plume extends to the north beyond the property line towards private residences where some private wells have been identified. These wells were sampled in May 1997 and shown to be free of contamination. Further investigation of the source, off-site migration and ground water flow in bedrock is planned for a joint Navy/ACOE effort in FY00-01. The additional investigation and remedial design is required to complete characterization of the source and direction of ground water flow in bedrock in relation to the private wells. Funding is required in FY00-01 remedial design and Long Term Operation (LTO) at Site 3 and LTM at Site 9.

Parcel 9 - Calf Pasture Point - 189 acres - Site 7 is the result of a one-time disposal action of Decontamination Agent, Non-Corrosive (DANC) in a pit in the late 1960s. A plume has developed from the source towards Allen Harbor. The site will be subject to long term monitoring as long as VOC are in the ground water at concentrations above MCLs and require restrictions on land use.

Operations and Maintenance

Costs identified are real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, parcel surveys, and marketing efforts.

Costs identified cover the following: Movement of Prepositioned War Reserve Material Stocks (PWRMS) (three Reserve Naval Mobile Construction Battalion Tables of Allowance) to the gaining Construction Battalion Centers, relocation of warehoused submarine parts and components belonging to Naval Sea Systems Command, and relocating assets of Defense Reutilization Management Office, also a tenant. Additionally, one-time O&M costs include severance pay for civilian employees of CBC Davisville.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS Costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 91 recommendations.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

The family housing inventory at Davisville totals nine units. Anticipated savings began in FY 1995.

Operations and Maintenance

Savings are attributable to the phased reduction and total elimination of all base operations support.

Military Personnel

Military billets at CBC Davisville were reduced from eight in FY 1992 to four in FY 1993 through FY 1994; continuing requirement supports the cleanup of the hazardous disposal sites. Incumbent personnel will leave through normal reassignment.

Other

Savings to Other Procurement, Navy (OPN) in FY 1992 for Civil Engineering Support Equipment (CESE) that is no longer required.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1070 - Naval Station, Long Beach, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	390	3,810	1,116	4,726	10,042
Studies	0	0	42	140	0	0	182
Compliance	0	0	0	950	75	0	1,025
Restoration	0	0	348	2,720	1,041	4,726	8,835
Operations & Maintenance	0	0	0	45	0	0	45
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	390	3,855	1,116	4,726	10,087
Land Sales Revenue (-)	0	0	0	-3,000	0	0	-3,000
TOTAL BUDGET REQUEST	0	0	390	855	1,116	4,726	7,087
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	390	3,810	1,116	4,726	10,042
Studies	0	0	42	140	0	0	182
Compliance	0	0	0	950	75	0	1,025
Restoration	0	0	348	2,720	1,041	4,726	8,835
Operations & Maintenance	0	0	0	45	0	0	45
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	-3,000	0	0	-3,000
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	390	855	1,116	4,726	7,087

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1070 - Naval Station, Long Beach, CA

CLOSURE/REALIGNMENT ACTION

The 1991 Commission recommended the closure of Naval Station (NS) Long Beach. When NS Long Beach closed on 30 September 1994, there were six parcels of property. Three of those parcels were transferred to NAVFACENGCOM for caretaker management and disposal. The other three parcels were transferred to the Naval Shipyard (NSY), Long Beach prior to the BRAC 95 decision to close the shipyard. Subsequently, two parcels reverted to NAVFACENGCOM for earlier disposal. NSY Long Beach retained one parcel of property that houses various support and MWR facilities. This parcel will be disposed of with the NSY which closed 30 September 1997. Final disposal is targeted for January 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation was completed prior to implementation of disposal/reuse actions. A combined EIS with NSY Long Beach was redone and approved in May, 1998.

Compliance

The only funding required in FY00-01 is for the BRAC Cleanup Plan Update and updating of the Environmental Baseline Survey.

Installation Restoration

There are a total of 8 sites in the IRP. Two sites (1 & 7) require RA, four sites (1, 2 & 6 & 14) require LTO, and three sites (1, 2 & 7) will require LTM.

IR Site 7, Harbor Sediments: Drainage from various industrial areas and cleaning/process tanks were discharged through the storm drains and the dry-dock tunnels into the Long Beach Harbor West Basin from the 1940s to the mid-1970s. IR Site 7 consists of the sediments in the Long Beach Harbor West Basin water area located between the Mole and the southern end of LBNC.

The Fuel Pier (Pier 12) is still being operated and maintained by the Navy (Defense Energy Office Los Angeles). The Navy is still responsible for the

environmental cleanup under and around this pier. The funds requested in FY00 to FY03 are to remediate the area under and around this pier and to conduct LTO/LTM.

Operations and Maintenance

Costs include real estate, caretaker, and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, advertisements, and parcel surveys.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

Proceeds from land sales or lease income were realized from this property.

SAVINGS

None.

Military Construction

Savings associated with canceling NAVSTA projects.

Family Housing Construction

While shown as savings in FY 1992, construction savings are actually linked to the cancellation of the FY 1989 MILCON project for 300 enlisted units at \$26,110K (project H-054) and cancellation of the FY 1991 MILCON project for 300 enlisted units at \$25,018K (project H-082). Congress redirected these savings to fund FY 1992 family housing construction projects at PWC San Diego and PWC San Francisco.

Family Housing Operations

Operation of the 254 unit Savannah housing project and the 28 unit NAVHOSP site ceased after FY 1994. Operation of the 684 unit Cabrillo housing project and the 140 unit Taper Avenue housing project ceased after FY 1995.

Operations and Maintenance

Savings are associated with the consolidated infrastructure, phase-out of some tenants, and reductions in remaining tenants at NAVSTA. Departing activities include Chief of Naval Education and Training (CNET) Navy Campus, Naval Sea Support Center, Oceanographer Weather Detachment, NTISA, Naval Youth Programs, and various Fleet support offices. Various tenant organizations/units under claimancy of Army, NAVFAC, NAVSUP, DLA, MSC, COMNAVCOMTELCOM, and COMNAVRESFOR are unaffected by closure of NAVSTA.

Military Personnel

Savings will result from the reduction/disestablishment of tenant organizations including COMNAVSURFGRU, COOPMINEUNIT 3, SIMA, SURFPAC MTT, MOTU, CAAC, and PSD.2.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1080 - NAS Moffett Field, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	6,278	1,579	19,916	27,773
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	144	2,834	2,978
Restoration	0	0	0	6,278	1,435	17,082	24,795
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	6,278	1,579	19,916	27,773
Land Sales Revenue (-)	0	0	0	-5,000	0	0	-5,000
TOTAL BUDGET REQUEST	0	0	0	1,278	1,579	19,916	22,773
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	6,278	1,579	19,916	27,773
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	144	2,834	2,978
Restoration	0	0	0	6,278	1,435	17,082	24,795
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	-5,000	0	0	-5,000
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	1,278	1,579	19,916	22,773

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1080 - NAS Moffett Field, CA

CLOSURE/REALIGNMENT ACTION

The 1991 Commission recommended the closure of Naval Air Station (NAS) Moffett Field. NAS Moffett Field closed on 30 July 1994. An outlying field, Naval Auxiliary Landing Field (NALF) Crows Landing, ceased operations on 1 July 1993. The activities located at NAS Moffett Field supported maritime patrol and anti-submarine warfare operations and training for the U.S. Pacific Fleet. NAS Moffett Field also provided support for reserve maritime patrol squadrons, NASA-Ames Research Center, Onizuka Air Force Base, and other miscellaneous activities. Transfer of NAS Moffett base facilities to NASA-Ames and housing to the Air Force occurred in July 1994 and January 1996, respectively. The last remaining property, a tract of vacant land known as NAVAIR Manor, was transferred to the City of Sunnyvale through a negotiated sale in January 1998.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

A Categorical Exclusion was completed for the transfer of NAS Moffett Field and NALF Crows Landing to NASA and the Air Force. An Environmental Assessment and Finding of No Significant Impact were completed for the excessing of the nonadjacent former NAVAIR Manor housing property. No further BRAC National Environmental Policy Act (NEPA) actions are needed. Originally, it was assumed that potential BRAC relocations would necessitate NEPA documentation preparation in FY 1996 and FY 1997, but this proved unnecessary.

Compliance

Through FY 1998, BRAC funding was provided under BRAC II. Tank removal operations at NAS Moffett Field have been completed. Forty (40) above ground storage tanks (ASTs) were identified; twenty-one (21) were removed. Eighty-eight (88) underground storage tanks (USTs) were identified; seventy-six (76) were removed. The balance of tanks not removed by the Navy were transferred to NASA and its resident agencies. Of the USTs removed, 64 sites had some soil and/or groundwater contamination.

Funding in FY 2000-2001 is for investigation and remediation of the remaining contaminated USTs.

Installation Restoration

Environmental studies conducted since FY 1984 have identified 34 IR sites at the installation. Site types include landfills, underground storage tanks (USTs), a burn pit, ditches, holding ponds, french drains, maintenance areas, and fuel spill sites. Contaminants include polychlorinated biphenyls (PCBs), petroleum products, DDT, chlorinated solvents, and heavy metals. These contaminants have been released into groundwater and soil.

To date, the installation completed construction of final RAs at four of its largest sites - IR 1 landfill, IR 2 landfill, IR 26 groundwater and IR 28 groundwater. In addition, the Navy continues expedited cleanup in FY 1999 at Moffett via construction of RA for its next major site of concern, IR 22 landfill.

The Navy's cleanup goal at Moffett in FY 2000 and 2001 is to continue with expedited cleanup. This includes construction of the final RA for IR 27, the most ecologically and politically sensitive site at Moffett, in FY 2000-2001. A significant portion of requested resources for FY 2000-2001 would also be allocated toward Long Term Operation/Maintenance (LTO/LTM) of treatment systems constructed in FY 1998, 1999, and 2000. By achieving this goal, the Navy will prevent further migration of contaminated groundwater from IR 26 and 28 into aquifers designated for drinking water usage by the State of California. LTO/LTM at these sites, as well as IR 1 and IR 2 landfills, will ensure that the Navy meets its required commitment designated in the signed Record of Decisions (RODs), the Navy/NASA MOU, and MOA. The Navy will also continue to be recognized positively by the community for its expedited cleanup by implementing RA at IR 27, the contaminated sediments in wetlands, in FY 2000-2001.

The Navy cleanup team also expects to initiate final RAs at additional IR sites in FY 2000-2001. This includes cleanup at IR 5, IR 9, IR 12, IR 15, IR 19, IR 20, IR 21, and IR 24. The Navy will also undertake some final risk studies at some of its UST sites in FY 2000-2001 to determine if further action is required at those sites.

FY 2000-2001 required funding for Moffett Field also includes funds for Crows Landing Naval Auxiliary Landing Field (NALF). Crows Landing NALF was included as part of the NAS Moffett closure. Crows Landing was closed on July 1, 1994, and its activities were transferred to the National Aeronautics and Space Administration (NASA). However, the Navy retains the responsibility of cleaning up contamination associated with its past practices. Subsequently, a Memorandum of Understanding and a Memorandum of Agreement were established between the Navy and NASA to document the transfer and the cleanup responsibilities.

There are 7 Installation Restoration (IR) sites in the Navy's environmental program at Crows Landing. They range from disposal pits (landfills) to spill areas to contaminated aquifers. There are 16 underground storage tanks (USTs) and 7 above ground storage tanks (ASTs) located at Crows Landing. All sixteen USTs and four of the seven ASTs have been removed. The remaining three ASTs are new tanks and are in compliance. The tanks now belong to NASA Ames Research Center, which operates the Crows Landing facility. Of the USTs removed, six of the tank sites either did not have leaking tanks or contamination has already been removed. Tank sites requiring cleanup include the older fuel farm, know as Cluster 1, where three 50,000 gallon concrete tanks previously resided, and the newer fuel farm, known as Cluster 2, where three 210,000 gallon steel tanks were previously located. Groundwater has been affected at both sites.

The Navy's cleanup goal at Crows Landing is to implement all required final

remedial measures by the end of FY 2000-2001. By achieving this goal, the Navy will prevent further migration of contaminated groundwater from Cluster 1 and IR Site 17 in an aquifer that is used for drinking and meet its required commitment toward expedited cleanup at the site per the signed MOU and MOA. The Navy will also eliminate the need to re-evaluate its cleanup goal based upon changing regulations and/or facility use, since NASA expects to excess the property by FY 2001.

The Navy implemented the first phase of Remedial Actions (RAs) in FY 1999 with construction of Cluster 2 treatment system (soil and groundwater). In addition, the Navy constructed the RA to clean up contaminated soil at Cluster 1. The treatment system to remediate the groundwater at Cluster 1, in conjunction with IR Site 17, is in design, and will be implemented in FY 2000-2001. Contaminated groundwater at IR 17 must be treated in conjunction with contaminated groundwater at Cluster 1, since the two plumes have become commingled. The Navy, thus, plans to design and construct a treatment system for both sites in FY 2000-2001. Another major cleanup goal in FY 2000-2001 is construction of a landfill cap for IR 11.

In FY 2000-2001, the Navy also plans to remediate IR 16, a small pesticide mixing area. In FY 2000-2001, cleanup of two smaller sites, the Auto Maintenance Area (IR 12) and a PCB spill area (IR 13) is planned. The main requirement for FY 2000-2001 will be resources for LTO/LTM for treatment systems constructed in FY 1999 and FY 2000. They include LTO/LTM for Cluster 2's BioVent/Bio-Sparge System, Cluster 1's BioVent, Cluster 1/IR 17 Groundwater Treatment System, and IR 11 landfill cap.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs were derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs were based on the total end-strength assigned to the particular base, area, or realignment activity that was affected by the BRAC 91 recommendations.

Other

Included cost to terminate the Consolidated Area Telephone System (CATS) long-term contract at NAS Moffett Field and costs of collateral equipment procurement/installation at NAS Jacksonville.

Land Sales Revenue

In FY 99 \$5 million in land sales were realized.

SAVINGS

None.

Military Construction

Construction of a child development center at NAS Moffett Field was cancelled.

Family Housing Construction

None.

Family Housing Operations

All 806 housing units were transferred to the Air Force.

Operations and Maintenance

Savings are attributable to the phased reduction and total elimination of base operations support. Consolidation and relocation of the Fleet Reserve Squadron from NAS Moffett Field (high-cost area) will result in variable housing allowance savings.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1050 - Naval Station, Philadelphia, PA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	2,113	1,676	78	3,867
Studies	0	0	0	18	3	0	21
Compliance	0	0	0	1,845	1,558	0	3,403
Restoration	0	0	0	250	115	78	443
Operations & Maintenance	0	0	0	1,350	74	28	1,452
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	3,463	1,750	106	5,319
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	3,463	1,750	106	5,319
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	2,113	1,676	78	3,867
Studies	0	0	0	18	3	0	21
Compliance	0	0	0	1,845	1,558	0	3,403
Restoration	0	0	0	250	115	78	443
Operations & Maintenance	0	0	0	1,350	74	28	1,452
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	3,463	1,750	106	5,319

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1050 - Naval Station, Philadelphia, PA

CLOSURE/REALIGNMENT ACTION

The 1991 Commission recommended the closure of Naval Station (NAVSTA), Philadelphia. NAVSTA mission cease was September 1995. Operational closure and caretaker began January 1, 1996. All homeported ships have been relocated and major tenants have been relocated or disestablished. The Naval Surface Warfare Center, Carderock Division, Ship Systems Engineering Station (NAVSSSES) will remain at the NAVSTA site. Their laboratories, storage spaces and engineering/administrative spaces will be consolidated into four existing buildings. Economic Development Conveyance (EDC) Purchase Agreement negotiations were completed in March 1999. Under the agreement, conveyance will occur in different stages, with the majority of the base being disposed by April 2000 and final disposal in February 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. Portions of the Philadelphia Naval Shipyard were to be placed in caretaker status and retained by the Navy for possible use in the future. The BRAC IV law released this retention requirement. The City of Philadelphia has prepared a reuse plan for the entire Naval Base (excluding the Naval Hospital, which was studied separately). The Navy started the NEPA process in 1994 with the preparation of an EIS. A Record of Decision (ROD) on the EIS was completed in 1997. Interim use agreements are expected to continue to increase the need of environmental documentation since it is required for each lease request. Disposal is scheduled for January 2000. In-house costs associated with interim leasing will be required until FY 2000.

Compliance

Funding in FY00 is for Potential Imminent Hazard (PIH) study. The PIH is a risk assessment conducted for safety and health. The study provides cost estimates to mitigate the hazard for Navy BRAC buildings. Information required to assess the health risk includes, Lead Based Paint (LBP) damage, asbestos damage, dead animals, significant accumulations of animal excrement, and toxic molds. FY 00 funding requirements are for the cleanup of PIH areas

at the former Navy Brig Building within Parcel 2A. Cleanup required to support planned building reuse and parcel transfer.

Installation Restoration

NAVSTA Philadelphia is not on the NPL and does not have a Federal Facilities Agreement (FFA).

All IR Sites have Records of Decision (RODs) signed with exception of IR Site 13 which is within Parcel 2A; Girard Point Main. During a UST removal, petroleum was found in one monitoring well. This product will be removed and the area excavated in FY99. Once the remaining UST work is completed, this site will be proposed for No Further Action (NFA).

The remediation at IR Sites 4 & 5 will be completed in FY99, with only Long Term Operations remaining in FY00-01. Additional FY00-01 funding requirements include Long Term Monitoring for two UST Sites, NEX Gas Station (UST Site 000004) & AVGAS (UST Site 000003) Tanks, which have undergone remediation, and Site 13.

One Solid Waste Management Unit (SWMU) requires limited removal of blasting grit prior to close-out.

Operations and Maintenance

Costs include real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, parcel surveys, and lease arrangements prior to disposal.

Maintenance of real property and utilities are budgeted based on an as required basis to meet base reuse while minimizing cost. Requirements proposed preclude wholesale repair, replacement, and/or maintenance as executed under an operational base environment. This budget includes maintaining utility systems at levels that insure appropriate health and safety. The remaining repair and maintenance functions are planned based on the estimated minimal requirement to cover breakdown. Security is performed by contract and fire protection is provided by NAVSSES.

One-time operation and maintenance implementation costs are included for personnel relocation, new hire, equipment relocation and procurement to provide for relocation of Navy Legal Support Office, Naval Industrial Resources Support Activity (NAVIRSA), Naval Regional Contracting Center, Naval Reserve Functions, Navy Damage Control Training Center, COMNAVBASE Philadelphia, and NAVSEALOGCEN. Other costs include real estate and other related labor, support, and contractual requirements necessary to complete disposition of the NAVSTA property. Contractual costs cover appraisal(s), title search, survey(s), marketing efforts, and GSA disposal services that are and/or may be required depending on the ultimate disposition method(s) for the property. Support for the draw-down of the family housing inventory to support the overhaul of the USS Kennedy and the subsequent caretaker costs is included. One-time operations and maintenance costs associated with the closure of NAVSTA Philadelphia family housing are for preservation of the facilities pending ultimate disposal. Costs associated with operation of the Caretaker Site Office (CSO), facilities management, routine caretaker maintenance and repairs, and fire and security services are included.

The Caretaker Site Office, headed by a Commander, manages the entire Naval closure complex at Philadelphia (i.e., hospital, station & shipyard). The EDC negotiated for the Philadelphia complex transfers caretaker responsibilities for most of the NAVSTA property by July 99. Girard Point is retained until mid FY 00. Security is performed by contract [included under the shipyard] and fire protection is provided by NAVSSES. CSO Support costs in FY 2000 reflect RIF costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average costs factors for unit moves in most cases and operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 91 recommendations.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

The family housing inventory at NAVSTA Philadelphia totals 936 units. Operation of 102 units ceased in FY 1994, an additional 577 units in FY 1995, and the remaining 257 in FY 1996.

Operations and Maintenance

Operation and maintenance cost savings result from elimination of billets, and associated non-labor other base operations support (OBOS). Operation and maintenance costs include day-to-day operating cost increases resulting from relocation of the Naval Regional Contracting Center, reserve functions, and the Navy Damage Control Training Center, and also lease costs for CCPO and NAVIRSA.

Military Personnel

Savings are due to elimination of military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1150 - Naval Station, Treasure Island, CA (Hunter's Point Annex)

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	10,359	2,568	22,710	35,637
Studies	0	0	0	332	113	43	488
Compliance	0	0	0	419	220	1,120	1,759
Restoration	0	0	0	9,608	2,235	21,547	33,390
Operations & Maintenance	0	0	0	4,760	2,222	595	7,577
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	15,119	4,790	23,305	43,214
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	15,119	4,790	23,305	43,214
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	10,359	2,568	22,710	35,637
Studies	0	0	0	332	113	43	488
Compliance	0	0	0	419	220	1,120	1,759
Restoration	0	0	0	9,608	2,235	21,547	33,390
Operations & Maintenance	0	0	0	4,760	2,222	595	7,577
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	25,478	7,358	46,015	78,851

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1150 - Naval Station, Treasure Island, CA (Hunter's Point Annex)

CLOSURE/REALIGNMENT ACTION

The 1991 Commission recommended the closure of Naval Station (Hunters Point Annex (HPA)), San Francisco, California. HPA closed on 1 April 1994. A draft final reuse plan for the site was completed in March 1995. Special legislation authorizes the Navy to convey HPA to the City of San Francisco. Negotiations between the Navy and the City on the terms of conveyance are ongoing.

HPA has been divided into five land parcels ("A" through "E") and an off-shore parcel ("F") to facilitate cleanup and conveyance. An Environmental "No Action" Record of Decision for Parcel A was signed in November 1995, so that parcel will be available for transfer after the Record of Decision for disposal and reuse is completed in February 2000. The other parcels will transfer to the City as environmental cleanup is completed. Disposal of all parcels is anticipated by September 2008.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

		FY1995-1996 Amount (\$000) -----
P-600T GREAT LAKES NTC	HT "C" SCHOOL PHASE II	22,700
P-149T ALAMEDA NMCRC	RESERVE CENTER ADDITION	7,300
P-390T LITTLE CREEK NAB	UNDERWAY REPLENISH OPERATOR TRAI	4,100
P-601T GREAT LAKES NTC	ELEVATOR TRAINER SCHOOL	2,650
	Total	36,750

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. A Draft EIS/EIR (DEIS/DEIR) was published in December 1997, but major public and City/LRA comments led to a decision to revise the DEIS/DEIR, avoiding the need to respond to hundreds of comments. Public review of the revised DEIS/DEIR has occurred, and the Final EIS/EIR public review will occur in early FY 2000. Added modifications are expected to the EIS to attain a Final EIS and Record of Decision (ROD) in February 2000. The FY 2000 budget will support completion of the NEPA ROD as well as NEPA documentation for leasing actions prior to a Lease in Furtherance

of Conveyance (LIFOC) with the City of San Francisco for the entire base, currently anticipated by the end of the third quarter of FY 2000.

Compliance

Funding in FY 2000-2001 is required for asbestos resurvey and abatement work, updating the Basewide Environmental Baseline Survey (EBS), Findings of Suitability to Lease (FOSLs) and Findings of Suitability to Transfer (FOSTs), and PCB abatement.

The main compliance actions ongoing at HPA are the removal of remaining PCB containing equipment and an above ground storage tank survey. All known underground storage tanks (USTs) have been closed in place or removed.

Asbestos surveys have been completed. All sites with Friable, Accessible and Damaged (FAD) asbestos were recommended for abatement and operation and maintenance (O&M) plans. The asbestos abatement program was completed in 1997. There is a requirement for periodic inspection and abatement of previously abated asbestos site. Funding is included in FY 2000-2001 to fulfill this requirement. Asbestos was also addressed under the Installation Restoration Program for surface soil contamination. Asbestos was determined to be naturally occurring in the serpentinite bedrock at HPA.

Navy's SSPTS Detachment completed a survey of spills at transformer pads in FY 1998. All Navy PCB-containing equipment in the shipyard will be removed and disposed of off base at a certified disposal site. SSPTS is removing PCB contamination at former transformer sites. This work is expected to be completed by the end of FY01.

All known USTs were removed or closed in place in two phases: Phase I in 1991 and Phase II in 1993. 36 USTs were removed and 10 were closed in place during these two phases. The Navy is currently conducting a survey of all above ground storage tanks, sampling the contents, and shortly will be removing the contents and cleaning the tanks, as required. This work will be completed in early FY 2000.

Installation Restoration

EPA placed HPA on the National Priorities List (NPL) in 1989. The Federal Facility Agreement (FFA) for HPA was first signed in 1990 with the U. S. Environmental Protection Agency (EPA) and the State of California Department of Toxic Substances Control (DTSC) and subsequently revised in 1992 to include the Regional Water Quality Control Board (RWQCB).

There are 75 Installation Restoration (IR) sites and 3 Areas of Concern (AOC) at HPA. To address these sites, the Navy divided HPA into 6 geographic parcels, identified as A through F. In June 1995, to accommodate the City of San Francisco's planned reuse of HPA, the sequence for investigating and cleaning up contamination within the 6 parcels was established as follows: A, B, D, C, F, and E.

This budget reflects the recommendations contained in the Center for Naval Analysis study to slow the cleanup process at Parcels C, D, E, and F pending review of cleanup actions at Hunters Point.

The parcels for which a CERCLA ROD has not been signed are all in the Feasibility Study (FS) stage. Contaminants found on-site include petroleum products, heavy metals, polychlorinated biphenyls (PCBs), organic solvents, and low level radioactive materials (radium painted gauge faces and deck markers).

Parcel A, the housing area, has 5 IR sites (19, 41, 43, 59, and 77) within its boundaries. There are no FY 2000-2001 funding requirements for this parcel. A "No Action" CERCLA ROD, clearing all 5 sites, was signed for Parcel A in November 1995. No further work is planned for Parcel A. EPA is in the process of delisting Parcel A from the NPL. HPA will be the first Federal Facility to be even partially delisted from the NPL. The Finding of Suitability for Transfer (FOST) will be completed by the end of FY 1999.

Parcel B, the submarine industrial area, has 14 IR sites (6, 7, 10, 18, 20, 23, 24, 26, 31, 42, 46, 60, 61, and 62) within its boundaries. The CERCLA ROD for Parcel B, signed in October 1997, cleared 2 sites (31 and 62) and required remediation of the remaining 12 sites. The Remedial Design (RD) was completed for those 12 sites with the first phase of Remedial Action (RA) awarded in June 1998. Cleanup efforts in Parcel B have made significant progress but have not reached current ROD contaminant cleanup concentrations which are based on unrestricted (Residential standard) use of the land. Navy has stopped ongoing remediation of Parcel B while negotiations are underway with EPA and the State of California concerning changing the cleanup ROD to incorporate a revised Human Health Risk Assessment. The Human Health Risk Assessment is used as the basis for establishing cleanup concentration levels and will be changed to better reflect projected future use of the land. Additionally, the Navy seeks to place deed restrictions (institutional controls) on use of the land in Parcel B for industrial versus unrestricted use. Cleanup of all other parcels, C through F, are independent of the successful renegotiation of the Parcel B ROD and have been budgeted on the basis of restricted (industrial) future land use versus unrestricted (residential) future land use.

Parcel C, the drydock area, has 10 IR sites (25, 27, 28, 29, 30, 49, 57, 58, 63, and 64) within its boundaries. The ROD for Parcel C will require remediation in all 10 sites in the parcel. The parcel is being cleaned to industrial standards to accommodate the City's planned reuse. CERCLA requires the start of Remedial Action not later than May 2002 (15 months after ROD signature). FY 2000-2001 funding will accomplish study, and remedial design for Parcel C. In order to meet this ROD date, funding is required in FY00 to complete the RI/RS and FY01 to complete the design in FY01. Remedial Actions will be funded in FY 2002-2007.

Parcel D, the industrial area, has 22 IR sites (8, 9, 16, 17, 22, 32, 33, 34, 35, 37, 39, 44, 48, 53, 55, 65, 66, 67, 68, 69, 70, and 71) within its boundaries. The ROD for Parcel D will clear 2 sites (48 and 66) and require remediation of the remaining 20 sites in the parcel. The parcel is being cleaned to industrial standards to accommodate the City's planned reuse. The FFA scheduled ROD date is September 2000. CERCLA requires the start of Remedial Action not later than December 2001 (15 months after ROD signature). In order to meet this date, funding is required in FY00 to complete the Proposed Plan/Record of Decision. Following the ROD, we anticipate completing the remedial design in the first quarter of FY01. After the remedial design is completed, funds are required to initiate the Remedial Action in FY01, including all monitoring required by EPA, with the remainder to be funded in FY02. Funding in FY02 will be required to ensure there is no stoppage of work. Delaying the start of the Remedial Action until FY02 will not allow sufficient time to complete cleanup by the scheduled date of November 2003, thus delaying the preparation of the Findings of Suitability to Transfer (scheduled for January 2004) and the actual transfer of Parcel D (scheduled for April 2004).for the Remedial Action

Parcel F, the offshore area, has 1 IR site (78) within its boundaries. The ROD for Parcel F will require remediation in the 1 site in the parcel. FY01

funding will accomplish Remedial Design for Parcel F. FY 2002-2004 funding will accomplish the RA for Parcel F.

Parcel E, industrial and open space, area has 19 IR sites (1, 2, 3, 4, 5, 11, 12, 13, 14, 15, 21, 36, 40, 47, 52, 54, 56, 72, and 73) and 3 AOCs (74, 75, and 76) within its boundaries. The ROD for Parcel E is expected to clear 3 sites (21, 40, 54) and require remediation of the remaining 16 sites and 3 AOCs in the parcel. The parcel is being cleaned to industrial standards to accommodate the City's planned reuse. FY01 funding is for Remedial Design and an Interim Removal Action in Parcel E. FY 2002-2007 funding will accomplish RAs in Parcel E.

The remaining 4 sites (38, 45, 50, and 51) were basewide sites and have been included within other sites in their respective parcels. They are no longer used for planning and budgeting purposes.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the closure of the activity. Also included are caretaker, real estate, and other related labor, support, and contractual requirements necessary to complete disposal of the property. Contractual costs cover appraisals, title search, surveys, and lease arrangements.

The Caretaker Site Office (CSO) is headed by a Lt. Commander who is responsible for public relations and managing facilities commensurate with identified reuse requirements. This budget is based on the assumptions that (1) a Lease in Furtherance of Conveyance (LIFOC) will be executed for the entire site by the end of the third quarter of FY 2000 and (2) there will be no reduction to the current environmental cleanup plan. The LIFOC is dependent on completion of several events: (1) the NEPA ROD (currently anticipated in February 2000), (2) an agreement on retrocession of jurisdiction with the State Lands Commission, and (3) the City signing the LIFOC document. Once the LIFOC is executed, the City of San Francisco will accept caretaker responsibility.

FY 2000 Real Property Maintenance (RPM) costs are greater than FY 1999 RPM costs. The Maritime Administration (MARAD) provided funds in FY 1996-1997 which have been used to partially fund caretaker requirements at HPA. These funds have now been exhausted, so the full cost of ownership must now be provided by the caretaker funding requested in this budget.

In FY 2000 - FY 2004, \$188K annual funding is required for environmental compliance (stormwater monitoring/sampling and Dry-dock 4 groundwater quarterly sampling/reporting), under the terms of the Baykeeper's Lawsuit Settlement agreement. This is property owner responsibility and will not be assumed by the City of San Francisco under the LIFOC.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment

activity that is being affected by the BRAC 93 recommendations.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

MCON projects which were in the FYDP have been removed.

Family Housing Construction

None.

Family Housing Operations

None. Savings for family housing are included in the PWC San Francisco budget.

Operations and Maintenance

Procurement of nominal amounts of waterfront/communication items will no longer be required. Includes civilian personnel salary savings resulting from closure of the activity.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1090 – MCAS Tustin, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	684	0	0	684
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	684	0	0	684
Operations & Maintenance	0	0	84	0	0	0	84
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	84	684	0	0	768
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	84	684	0	0	768
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	684	0	0	684
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	684	0	0	684
Operations & Maintenance	0	0	84	0	0	0	84
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	84	1,368	0	0	1,452

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1090 - MCAS Tustin, CA

CLOSURE/REALIGNMENT ACTION

Close Marine Corps Air Station (MCAS), Tustin, California, and relocate a portion of its aircraft along with a portion of its dedicated personnel, equipment and support to MCAS Camp Pendleton. The Base Realignment and Closure Commission of 1993 redirected the BRAC 91 decision to avoid construction of a new aviation facility at Marine Corps Air-Ground Combat Center Twentynine Palms, CA, and recommended that remaining units be realigned to NAS Miramar, CA, MCAS Camp Pendleton, CA or NAS North Island, CA. Due to the redirect, closure and realignment was delayed until FY 1999. The community opted for screening under the new Homeless Assistance Act. The Reuse Plan was approved in October 1996.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Maintenance of real property and base operations support are required for severance and securing facilities at MCAS Tustin, as well as lay-away and caretaker functions after operational closure and real estate disposal actions. These requirements are now included in the Brac III submission for MCAS El Toro.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

This requirement is addressed in the BRAC 93 submission for MCAS El Toro.

Other

No requirement.

Land Sales Revenue

None. MCAS Tustin is planned for disposal through a combination of public benefit conveyances (PBCs) and an economic development conveyance.

SAVINGS

None.

Military Construction

FY 1992, Flightline Security, MCAS Tustin.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the direct result of closure and the avoidance of operational costs.

Military Personnel

Savings are the result of reduced military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1630 - NAS Barbers Point, HI

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	1,095	14,310	15,405
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	509	1,448	1,957
Restoration	0	0	0	0	586	12,862	13,448
Operations & Maintenance	0	0	0	0	1,344	793	2,137
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	2,439	15,103	17,542
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	2,439	15,103	17,542
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	1,095	14,310	15,405
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	509	1,448	1,957
Restoration	0	0	0	0	586	12,862	13,448
Operations & Maintenance	0	0	0	0	1,344	793	2,137
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	3,534	29,413	32,947

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1630 - NAS Barbers Point, HI

CLOSURE/REALIGNMENT ACTION

The 1993 BRAC Commission recommended the closure of Naval Air Station (NAS) Barbers Point, which supports five patrol (P-3) squadrons, one Light Airborne Multi-Purpose System (LAMPS) helicopter squadron, an Executive Transport Department and the U.S. Coast Guard air operations for the central Pacific and Hawaii, and other miscellaneous activities. Aviation squadrons are relocated to NAS Whidbey and MCB Hawaii. The Coast Guard will remain at NAS Barbers Point. NAS Barbers Point family housing will be retained to address the existing housing shortfalls in the Pearl Harbor region. Operational closure was July 1999. Final disposal is planned for September 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994 - 1996

	Amount (\$000)

P-604T WHIDBEY ISLAND NAS TACTICAL SUPPORT CENTER	4,290
P-267T KANEOHE BAY MCAS AIRCRAFT PARKING APRON (PH I)	23,738
P-269T KANEOHE BAY MCAS AIRCRAFT RINSE FAC MODS	2,100
P-603T WHIDBEY ISLAND NAS ACFT PARKING APRON ALTERATIONS	2,350
P-605T WHIDBEY ISLAND NAS FLIGHT SIMULATOR BUILDING ADD'N	3,650
P-608T WHIDBEY ISLAND NAS HANGAR ALTERATIONS	2,450
P-612T WHIDBEY ISLAND NAS ENGINE MAINTENANCE SHOP ADDN	4,200

Subtotal	42,778

	FY1997 Amount (\$000)

P-268T KANEOHE BAY MCAS ACFT PARKING APRON (PH II)	9,300
P-270T KANEOHE BAY MCAS MAINTENANCE HANGAR ALTERATIONS	36,150
P-271T KANEOHE BAY MCAS RENOVATE ADMIN	2,500
P-272T KANEOHE BAY MCAS AIMD ALTERATIONS/ADDITIONS	1,300
P-276T KANEOHE BAY MCAS TRAINING FACILITY	8,600
P-287T KANEOHE BAY MCAS HELICOPTER LANDING PAD	550
P-288T KANEOHE BAY MCAS HAZMAT/HAZ WASTE STORAGE	4,600
P-299T KANEOHE BAY MCAS TACTICAL SUPPORT FACILITY	10,500
P-600T WHIDBEY ISLAND NAS GSE SHOP	2,980
P-615T WHIDBEY ISLAND NAS SONOBUOY STORAGE	600

Subtotal	77,080

	FY1998 Amount (\$000)

P-297T BARKING SANDS PMRF ORDNANCE FACILITIES	1,175
P-274T KANEOHE BAY MCAS AVIATION SUPPLY FACS	2,759
P-504T KANEOHE BAY MCAS UTILITIES UPGRADE	4,139

P-508T KANEOHE BAY MCAS	ORDNANCE FACILITIES	2,146
P-539T PEARL HARBOR PWC	UTILITY SYSTEM MODS	2,900
	Subtotal	13,119
	FY1999	
	Amount	
	(\$000)	

P-XXXT WHEELER ARMY AIRFIELD HANGAR RENOVATION		7,700
	Subtotal	7,700
	Total	140,677

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Assessment (EA) was completed in August 1996 for the relocation of assets to MCAS Kaneohe Bay from NAS Barber's Point. Funds were required for an AICUZ update. The Record of Decision for the disposal of NAS Barber's Point was signed in June 1999.

Compliance

To date, BRAC funds have been used to complete remediation at 21 former Underground Storage Tank (UST) sites and to prepare surveys and design documents for removal and assessment of approximately 50 tanks and two fuel lines. FY99 funds will also be awarded to remove two fuel lines (a total of approximately 37,000 feet) and tanks at a fuel farm. There are currently one active UST and 35 active Aboveground Storage Tanks (ASTs) in the disposal area at Barbers Point. The base, using their BRAC funds in FY99, will conduct initial cleaning and assessment. BRAC compliance funds will be used to continue with tank removals and remediation if leaking is noted. BRAC funds have been used to conduct an asbestos survey at approximately 350 facilities. Friable, accessible, and damaged asbestos was removed and/or repaired at 20 buildings between November 1998 and January 1999. Ten additional buildings may require asbestos abatement. Sediments, which exceed Toxicity Characteristic Leaching Procedure (RCRA) concentrations, were removed from 69 dry wells between July 1998 and January 1999. PCB impacted concrete was remediated in five buildings. A lead-based paint (LBP) survey was conducted at approximately 350 facilities, but no LBP remediation is required. Four oil/water separators will be cleaned out and filled with gravel (if not required by transferees) when the base no longer requires them.

FY00-01 required funding is phased to meet regulatory cleanup requirements and planned conveyance dates. All compliance actions have been budgeted in accordance with the cleanup schedule. With the possible exception of fuel storage tanks, all of these cleanups are expected to be completed prior to the first property transfer at base closure. Many tanks that have shown no

evidence of leaks will be left in place after base closure, when they will be assessed for cleanup. Tank cleanups are expected to affect very small portions of the base, so property may still be transferred when required by recipients even if tank cleanups are ongoing.

Basewide -

USTs/ASTs: Storage tank remediation will be required in FY00-01 for leaks detected during base closure. Budgeted major cleanups include Aboveground Storage Tank Site 4, and Underground Storage Tank Site UST 3. Property recipients will be informed whether the tanks are useable, and surrounding properties may be used while tank remediation is ongoing. Follow-on remediation for USTs and ASTs ends in FY01. Contaminant of concern is Petroleum (JP-5, diesel, gasoline).

Dry wells (UST 5): FY01 funding will be required to remediate and dispose of PCB impacted sediments that were removed from dry wells in FY98 and FY99. This work must be funded in FY00-01 to share mobilization and start up costs with other activities that will be using the same technology. Navy is partnering with EPA in selecting an innovative technology to treat the PCB impacted sediment and soil under the SITE Program. EPA will assist in providing technical support and funding a portion of the design, sampling and start-up cost. Treatment is scheduled to be funded in FY00-01. Funds for updates to the BRAC Cleanup Plan and for preparation of documentation to support transfer are also required each fiscal year.

National Guard Parcel - FY00-01 budget requirement includes proper closure of ASTs and USTs. AST/UST (AST4/UST3) remediation has been identified above in Basewide details. However the largest impact is on the National Guard parcel; therefore remediation costs have been associated with the National Guard parcel.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for mixed use, including Federal agency use, schools, aviation, parks, Navy-retained areas, and homeless assistance. The property will be conveyed to various agencies via mechanisms including PBCs, Fed-to-Fed transfers, special legislation and negotiated sales.

NAS Barbers Point is not listed on the National Priorities List. It does not have a Federal Facility Agreement or a Federal Facility State Regulatory Agreement. The Environmental Baseline Survey (EBS) for NAS Barbers Point was completed in 1994. The EBS concluded that 47 Points of Interests (POIs) and three previously identified IR sites may require further cleanup or investigation. The BCT determined that 18 sites required further investigation under CERCLA. Three of the 18 sites (Sites 3, 16, and 17) were later designated for retention by Navy in accordance with the BRAC IV commission report; cleanup of these sites will be addressed by ER,N.

RIs were conducted at the remaining 15 sites. Eight sites required further action. The quality of the Regional Groundwater System (Site 19) is consistent throughout the base, which indicates that Navy operations are not contributing to ground water contamination. Sediments in some of the dry wells (basewide, Site 9) exhibit hazardous waste characteristics. No further CERCLA action is proposed, but removal of contaminated sediments was conducted under the Compliance Program (UST 5). Monitoring continued at Sites 1, 2, and 19 from FY97 through FY99. Removal actions have been completed at Sites 15 and 20.

FY00-01 required funding is phased to meet regulatory cleanup requirements and planned conveyance dates. There are a total of five restoration sites remaining to be completed.

Basewide-

Basewide groundwater (Site 19) LTM will be performed through 2003. Contaminated soil and sediment from Sites 15 and 20 was transported in FY98 and FY99 to a temporary stockpile facility off-site for future treatment and disposal in FY00-01. This work must be funded in FY01 to share mobilization and start up costs with other activities that will be using the same technology. We are partnering with EPA in selecting an innovative technology to treat the PCB impacted sediment and soil under the SITE Program. EPA will assist in providing technical support and funding a portion of the design, sampling and start-up cost. Treatment is scheduled to be funded in FY00-01 to prepare a treatability study and a design for treatment of PCB impacted soil, for the treatment of contaminated soil, and for groundwater LTM.

Parcels:

Basewide sites have been discussed in the preceding paragraphs. Site 19 applies to all parcels. LTM will continue through 2003. The following is a synopsis of the status of work to be executed at sites as they relate to Conveyance Parcels:

Main Site to U.S. Fish and Wildlife Service - The FY00-01 budget requirements include further monitoring at one site under the RI phase and a removal action at one site. Planned reuse of this parcel is for wildlife habitat. Further monitoring is being conducted at Ordy Pond (Site 2). Ordnance related materials, agitate drums, and scrap metal were disposed in and around a natural pond. Metals, pesticides, polycyclic aromatic hydrocarbons, and picric acid were found at levels that may be of ecological concern. If cleanup is required at the site, a remedial design will be prepared in FY00, and a removal action will begin in FY00-01. FY00-01 funds are requested to prepare a design and conduct cleanup at Ordy Pond. The Former Northern Trap and Skeet Range (part of Site 18) was investigated in FY99. Surface soils at the site contain lead at concentrations above industrial cleanup standards. A removal action will start in FY00 and be completed in FY 01. The cost for the removal action for this range is included in the discussion for the Public Parks (State) parcel, below.

Public Parks (City and County) parcel - FY00-01 budget requirements include removal actions for two sites. Planned reuse of this parcel is for a parks PBC. Early transfer is being considered for this parcel. An Engineering Evaluation/Cost Analysis (EE/CA) to evaluate cleanup alternatives to address surface and subsurface soil contaminated by arsenic, lead, polycyclic aromatic hydrocarbons (PAHs), and PCBs at the Coral Sea Road Coral Pit (Site 1) is being prepared. This former quarry was used for uncontrolled disposal, storage of waste oil, and discharge of washwater from an airplane hangar washrack. An interim removal action was awarded in FY99 for construction of a fence around the site prior to base closure. The design for the final removal action for the site will be funded in FY00-01. Cleanup is expected to be completed in June 2001. The surrounding land may still be developed, although development in the coral pit will need to wait until cleanup is completed. This area may be used as a drainage basin. Since there is expected to be an increasing requirement for regional drainage after closure, the cleanup needs to be completed in FY01.

Removal of lead-impacted soil at the Former Carbine and Pistol Range and lead and antimony-impacted soil at the Former Machine Gun Range No. 4 (part of Site 18) will be awarded at the end of FY99. It is expected to be completed in

September 2000. An interim removal action was awarded in FY99 for construction of a fence around the site prior to base closure.

Public Parks (State) parcel - The FY00-01 budget requirements include a removal action for one site. Planned reuse of this parcel is for a parks PBC. Early transfer is being considered for this parcel. The Former Southern Trap and Skeet Range (part of Site 18) was investigated via a RI from FY94 to FY95 and a Removal Site Evaluation in FY98 and FY99. Surface soils at the site contain lead and arsenic which exceed industrial cleanup standards. An interim removal action was awarded in FY99 for construction of a fence around the site prior to base closure. A final removal action will be conducted in FY00-01. FY00-01 funding is required for this cleanup and to complete the cleanup of the other Former firing Ranges in Site 18.

Other:

The FY00-01 budget also includes requirements for cleanup at the Former Sewage Treatment Plant (Site 14), which will be required if further investigations conducted in FY99 indicate that oily wastes stored there have impacted the soil. This site will be temporarily retained by the Navy until the LRA or the City and County assumes operation of the wastewater collection system at the base. The site contains a lift station that is an integral part of the system. FY00-01 funding is for EE/CA and design and to conduct cleanup. The wastewater lift station may be used, and people may still visit the surrounding area for recreational purposes even if cleanup is ongoing.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocation costs, and tenant moving costs. Also included are the removal and reinstallation of computer systems, P-3 operational flight weapons trainers, LAN systems, and the transfer of aviation supply inventory. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary. Also included are caretaker, real estate, and other related labor, support, and contractual requirements necessary to complete disposal of the property.

The CSO office is headed by a LCDR. Maintenance of real property and utilities is budgeted based on an as required basis to meet base reuse while minimizing cost. Security services will be procured from a Navy activity. Remaining Navy assets or the local community will provide fire and police services.

Costs include real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property, which include public benefit conveyances, fed to fed transfers, and the negotiated sale of the Credit Union. Contractual costs cover appraisals for the water/wastewater systems in the non-retained areas and surveys of boundaries for property, roads, and utility easements.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the base.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

Savings are the result of removing projects from the FYDP

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings are the result of reductions in base operating support costs, and civilian personnel billets.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1430 - Naval Shipyard, Charleston, SC

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	1,959	2,091	4,050
Studies	0	0	0	0	18	8	26
Compliance	0	0	0	0	419	595	1,014
Restoration	0	0	0	0	1,522	1,488	3,010
Operations & Maintenance	0	0	0	0	2,544	1,334	3,878
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	4,503	3,425	7,928
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	4,503	3,425	7,928
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	1,959	2,091	4,050
Studies	0	0	0	0	18	8	26
Compliance	0	0	0	0	419	595	1,014
Restoration	0	0	0	0	1,522	1,488	3,010
Operations & Maintenance	0	0	0	0	2,544	1,334	3,878
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	6,462	5,516	11,978

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1430 - Naval Shipyard, Charleston, SC

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended closure of the Naval Shipyard (NSY), Charleston. NSY ceased mission in October 1995 and closed on 1 April 1996. A reuse plan has been developed by the Charleston Redevelopment Authority and provides the basis for NEPA and environmental actions. Final property disposal is anticipated by December 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994

	Amount (\$000) -----
P-364T NORFOLK NSY INTERMEDEEDIATE MAINT ACTIVITY TRAINING FACILITY	7,390
Subtotal	7,390
Total	7,390

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. A Record of Decision was signed in May 1996 to address disposal of the entire Charleston complex. Funding is required for follow-up coordination and support of NEPA documentation for additional interim leases.

Compliance

The Underground Storage Tank Program remains on track to support property transfer in the EDC and PBC phases. Nine tanks are determined to require no further action after having been removed and samples taken to determine whether a release occurred. Four tanks require additional assessment.

Funding required in FY 00 is phased to meet the regulatory requirements and planned conveyance dates. This budget will fund all remaining environmental compliance requirements. The cleanup plan has been discussed and coordinated with the RDA and is consistent with the reuse plan for redevelopment of the property. Disruptions in funding will lead to delays in property transfer.

Compliance projects include preparation of the EBST and FOST for each transfer as well as UST closures, assessments and remediation. Three EDC phases are planned. The shipyard detachment is conducting the UST closures and remediation and is likely to continue the work after transition to the private sector. Rapid assessments are being conducted on the remaining USTs in order to complete this phase on schedule.

In FY00 a firm fixed price contract will be issued to accomplish all remaining environmental cleanup at the Charleston Complex (FISC, NS, and NSY). Details on this contract are shown under the Installation Restoration section.

FY00 funding is for Remedial Design, Remedial Action, Long Term Operation and Long Term Monitoring at 2 Sites.

Installation Restoration

The Installation Restoration (IR) program completion has been the critical path for parcel transfer and has in fact been the major factor in defining the boundaries of the EDC parcels. EDC phase I is defined as the areas outside of the IR sites and UST program sites which have very limited environmental issues or have had LBP and Asbestos abatement completed. EDC phase II are those IR sites where Interim Measures have been completed and accepted, groundwater contamination issues have been resolved or UST program sites have been successfully remediated and limited environmental issues remain. EDC phase III consists of the remaining property which consists of contaminated sites which will likely require some long term remediation such as groundwater treatment or monitoring. These sites will require demonstration of a remedial action operating properly and successfully.

EDC Phase I

This parcel consists of approximately 226 acres of property from various zones throughout the Naval Base. The parcel may increase in acreage if asbestos abatement projects in Zone C complete ahead of the current schedule and within current scope. These projects may be impacted by the asbestos insulation found inside of the ventilation ducting and heating and air conditioning units.

EDC Phase II

This parcel consists of approximately 414 acres of property from various zones throughout the Naval Base distributed between FISC and NS. Property in this parcel has had either an Interim Measure completed or issues such as metals concentrations in groundwater have not been resolved and additional monitoring or technical assistance is needed to complete the evaluation. This includes a number of sites where either lead, PAH or petroleum contaminated soil has been removed and the action is awaiting regulatory approval. Funding is programmed for additional monitoring or additional removal action should the circumstances warrant.

EDC Phase III

This parcel consists of approximately 713 acres of property from various zones throughout the Naval Base and distributed between FISC, NS and NSY. Property in this parcel has contaminated areas that have resulted in groundwater contamination and will likely result in long term remediation or monitoring. Monitored Natural Attenuation studies have begun in order to compile data for assessing this is as part of the long-term remedy. Corrective Measures Studies are underway for the chlorinated solvent contaminated groundwater sites which are SWMUs 39, 607, 166, 9 and 17. Remedial actions occur in FY 00. The entire NSY has been delineated as part of the EDC Phase III parcel because of the priority of the RFI zone investigations. Preliminary reviews of results indicate a widespread metals and PAH presence in soils and groundwater. The reuse of this area is consistent with Navy use therefore the

presence of these constituents should only require the use of institutional controls in addition to localized groundwater containment and treatment zones. Funding for FY 00 includes the monitoring, containment and treatment systems to address these areas of groundwater contamination.

In FY 00 a firm fixed price contract will be issued to accomplish all remaining environmental cleanup at the Charleston Complex (FISC, NS, and NSY). CNO (N-45) requested NAVFAC to test this innovative environmental cleanup contractual method for possible use at other current and future BRAC installations. The benefits of this type of contract are:

- Less cost risk to government.
- Contractor assumes cleanup of all known sites and sites discovered during normal prosecution of cleanup work.
- Requires less Navy personnel to oversee accomplishment of cleanup.
- Potential for faster cleanup and closeout of sites.
- Substantial improvement with regulators when partnering is not already occurring.
- Contractor assumes liability for unknown costs after contract award.
- Should promote cost savings technologies.
- Contractor will work closely with redevelopment agency and incoming tenants or owners to match cleanup to intended reuse of property.
- Contractor cleanup of all sites will include completing all cleanup requirements including Long Term Operation and Long Term Monitoring.
- Contractor includes indemnification for Navy and subsequent property owners.
- Includes all known and unknown contamination cleanup.
- Meets or accelerates current schedules for property transfer and disposal.

Naval Shipyard Charleston (Investigative Zones E)

The RFI report has been submitted and is awaiting review. Issues related to regulatory resources have been resolved through an increase in DSMOA funding. Additional technical personnel have begun document reviews which will accelerate the completion of the RFI. FY 01 funding is programmed primarily for the limited soil removals necessary and the groundwater containment, treatment or monitoring that is expected. Groundwater discharge to the adjacent Cooper River is a concern and may require additional ecological studies to assess effects of contaminated groundwater recharge to the ecological communities in these sediments. The reuse of this property is consistent with the heavy industrial use by the Navy and will be a consideration in determining action levels and remedial goals.

FY00 funding is for Remedial Design, Remedial Action, Long Term Operation and Long Term Monitoring and transfer documentation for all remaining Economic Development Conveyance Phase II and Phase III sites.

Operations and Maintenance

Funding is required for CIVPERS related costs including RIF's, relocation's, residual accounting and legal adjudication's."

A consolidated Caretaker Site Office (CSO) was set up for the Charleston Naval Base (Naval Shipyard Charleston, Naval Station Charleston and Fleet and Industrial Supply Center Charleston) and was fully operational at claimancy transfer on 1 April 1996. Actions include managing the Cooperative Agreement with the Charleston Redevelopment Authority, under which the Authority provides security and fire protection, personal property and property records management, and grounds and facilities maintenance for the Naval Base. The CSO is responsible for contracting for utilities, coordinating site access for environmental clean up, and working with local officials to facilitate timely reuse of the site. Security service costs have been added. These costs were previously funded under NAVSTA.

CSO core staff personnel costs are included in the Naval Shipyard budget;

security/police and fire protection services' costs are in the Naval Station budget; FISC budget contains property maintenance requirements only.

Maintenance of real property and utilities are budgeted based on an as required basis to meet base reuse while minimizing cost. Requirements proposed preclude wholesale repair and/or replacement, as performed at operational bases. This budget includes maintaining utility systems at levels which insure appropriate health and safety. The remaining repair and maintenance functions are planned based on the estimated minimal requirement.

The facilities on the Charleston Naval Base are being transferred or leased in accordance with the requirements of Community Environmental Response Facilitation Act (CERFA). There are numerous facilities being used by other federal agencies including the Department of Justice, the National Oceanic and Atmospheric Administration and the National Civilian Community Corps. Navy has also entered into leases with the Redevelopment Authority to allow commercial reuse of facilities.

Real estate costs identified are for support and contractual requirements necessary to provide interim lease support, as well as efforts supporting final property conveyance. Contractual costs cover appraisals, title searches, parcel surveys, and lease arrangements.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

Savings are the result of projects deleted from the FYDP.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Includes reductions in base operating support costs as well as civilian personnel salary savings resulting from the closure.

Military Personnel

Savings are the result of a reduction in military billets.

Other

Includes DBOF and base support savings to regular shipyard customers.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1270 - Naval Station, Charleston, SC

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	5,140	10,909	16,049
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	2,114	4,562	6,676
Restoration	0	0	0	0	3,026	6,347	9,373
Operations & Maintenance	0	0	0	0	734	65	799
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	5,874	10,974	16,848
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	5,874	10,974	16,848
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	5,140	10,909	16,049
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	2,114	4,562	6,676
Restoration	0	0	0	0	3,026	6,347	9,373
Operations & Maintenance	0	0	0	0	734	65	799
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	11,014	21,883	32,897

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1270 - Naval Station, Charleston, SC

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of the Naval Station (NAVSTA), Charleston. NAVSTA ceased mission in October 1995 and closed on 1 April 1996. A reuse plan has been developed and provides the basis for NEPA and environmental actions. Final property disposal is anticipated by December 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994-1995

		Amount (\$000) -----
P-401T	INGLESIDE NS ADVANCED FFT PHASE I	6,370
P-867T	CHESAPEAKE NSGA OPERATIONS BUILDING ADD'NS & ALT	2,350
P-049T	INGLESIDE NS MINE WARFARE TRAINING SCHOOL PHA	6,730
P-053T	KINGS BAY NSB CBU OPERATIONS FACILITY	1,810
P-054T	CHARLESTON NWS MINE RECOVERY OPS AND SUPPORT FA	1,103
P-364T	CHARLESTON NWS RESERVE CARGO HANDLING/VEH MAINT	1,500
P-868T	CHESAPEAKE NSGA ACCESS ROADS/BRIDGE REPLACEMENT	710
P-XX5T	INGLESIDE NS ADVANCED FFT PHASE II	5,330
	Total	----- 25,903

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

The Underground Storage Tank Program remains on track to support property transfer in the EDC and PBC phases. 92 Tanks are determined to require no further action after having been removed and samples taken to determine whether a release occurred. 30 tanks require additional assessment and 8 tanks are being transferred to the Local Redevelopment Authority (LRA) when property transfer occurs. Asbestos abatement is proceeding at a rapid pace but has been delayed due to the discovery of asbestos in the interior of ventilation ducting in the Panama housing. This has the potential for

requiring new heating units to be installed to facilitate the temperature and humidity control for historic structures. LBP work continues in the housing units which was delayed due to the intended use described in the RDA reuse plan which has since been revised to reflect broader usage.

The funding required in FY 00 is to meet the regulatory requirements and planned conveyance dates. This budget will fund all remaining environmental compliance requirements. The cleanup plan has been discussed and coordinated with the LRA and is consistent with the reuse plan for redevelopment of the property. Disruptions in funding will lead to delays in property transfer.

Details: Compliance projects include preparation of the EBST and FOST for each transferring parcel, lead based paint and asbestos abatement in the housing areas and UST closures, assessments and remediation. Three EDC phases are planned. The shipyard detachment is conducting the lead and asbestos removal and abatement currently and is likely to continue the work after transition to the private sector. Rapid assessments are being conducted on the remaining USTs in order to complete this phase on schedule.

In FY00 a firm fixed price contract will be issued to accomplish all remaining environmental cleanup at the Charleston Complex (FISC, NS, and NSY). Details on this contract are shown under the Installation Restoration section.

FY00 funding is for Remedial Design, Remedial Action, Long Term Operation and Long Term Monitoring at 12 Sites.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for mixed use. Two small parcels were transferred to the National Oceanic and Atmospheric Administration and to the Marine Corps. The remaining property will be conveyed to the Charleston Naval Complex Redevelopment Authority via EDC.

The Installation Restoration (IR) program completion has been the critical path for parcel transfer and has in fact been the major factor in defining the boundaries of the EDC parcels. EDC phase I is defined as the areas outside of the IR sites and UST program sites which have very limited environmental issues or have had LBP and Asbestos abatement completed. EDC phase II are those IR sites where Interim Measures have been completed and accepted, groundwater contamination issues have been resolved or UST program sites have been successfully remediated and limited environmental issues remain. EDC phase III consists of the remaining property which consists of contaminated sites which will likely require some long term remediation such as groundwater treatment or monitoring. These sites will require demonstration of a remedial action operating properly and successfully.

EDC Phase I

This parcel consists of approximately 226 acres of property from various zones throughout the Naval Base. The parcel may increase in acreage if asbestos abatement projects in Zone C complete ahead of the current schedule and within current scope. These projects may be impacted by the asbestos insulation found inside of the ventilation ducting and heating and air conditioning units.

EDC Phase II

This parcel consists of approximately 414 acres of property from various zones throughout the Naval Base distributed between FISC and NS. Property in this parcel has had either an Interim Measure completed or issues such as metals concentrations in groundwater have not been resolved and additional monitoring or technical assistance is needed to complete the evaluation. This includes a

number of sites where either lead, PAH or petroleum contaminated soil has been removed and the action is awaiting regulatory approval. Funding is programmed for additional monitoring or additional removal action should the circumstances warrant.

EDC Phase III

This parcel consists of approximately 713 acres of property from various zones throughout the Naval Base and distributed between FISC, NS and NSY. Property in this parcel has contaminated areas that have resulted in groundwater contamination and will likely result in long term remediation or monitoring. Monitored Natural Attenuation studies have begun in order to compile data for assessing this is as part of the long term remedy. Corrective Measures Studies are underway for the chlorinated solvent contaminated groundwater sites which are SWMUs 39, 607, 166, 9 and 17. Remedial actions occur in FY 00. The entire NSY has been delineated as part of the EDC Phase III parcel because of the priority of the RFI zone investigations. Preliminary reviews of results indicate a widespread metals and PAH presence in soils and groundwater. The reuse of this area is consistent with Navy use therefore the presence of these constituents should only require the use of institutional controls in addition to localized groundwater containment and treatment zones. Funding for FY 00 and out includes the monitoring, containment and treatment systems to address these areas of groundwater contamination.

In FY 00 a firm fixed price contract will be issued to accomplish all remaining environmental cleanup at the Charleston Complex (FISC, NS, and NSY). CNO (N-45) requested NAVFAC to test this innovative environmental cleanup contractual method for possible use at other current and future BRAC installations. The benefits of this type of contract are:

- Less cost risk to government.
- Contractor assumes cleanup of all known sites and sites discovered during normal prosecution of cleanup work.
- Requires less Navy personnel to oversee accomplishment of cleanup.
- Potential for faster cleanup and closeout of sites.
- Substantial improvement with regulators when partnering is not already occurring.
- Contractor assumes liability for unknown costs after contract award.
- Should promote cost savings technologies.
- Contractor will work closely with redevelopment agency and incoming tenants or owners to match cleanup to intended reuse of property.
- Contractor cleanup of all sites will include completing all cleanup requirements including Long Term Operation and Long Term Monitoring.
- Contractor includes indemnification for Navy and subsequent property owners.
- Includes all known and unknown contamination cleanup.
- Meets or accelerates current schedules for property transfer and disposal.

Naval Station Charleston (Investigative Zones B, C, D, F, G, H, I, K, L)

All RFI field work is complete and draft reports submitted. Zones H and C reports have been approved and are now in the CMS phase. Zones B and D reports have been approved and require no further action. Zones I, K and L reports have been reviewed and comments forwarded. FY00 funding is for Remedial Design, Remedial Action, Long Term Operation and Long Term Monitoring and transfer documentation for all remaining Economic Development Conveyance Phase II and Phase III sites.

Operations and Maintenance

Activity costs include program management, building closure costs, equipment removal and transportation, relocation of personnel, trainers, plant property, inventory, facility modifications at gaining sites, and tenant moving costs.

Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary. Included as well are NS Charleston's share of costs for combined caretaker requirements of Charleston Naval Complex, real estate and other related labor, support and contractual requirements necessary to complete disposal of the property. Contractual costs cover appraisals, title searches, parcel surveys, and lease arrangements.

A consolidated Caretaker Site Office (CSO) was set up for the Charleston Naval Base (Naval Shipyard Charleston, Naval Station Charleston and Fleet and Industrial Supply Center Charleston) and was fully operational at claimancy transfer on 1 April 1996. Actions include managing the Cooperative Agreement with the Charleston Redevelopment Authority, under which the Authority provides security and fire protection, personal property and property records management, and grounds and facilities maintenance for the Naval Base. The CSO is responsible for contracting for utilities, coordinating site access for environmental clean up, and working with local officials to facilitate timely reuse of the site.

CSO core staff personnel costs are included in the Naval Shipyard budget; security/police and fire protection services' costs are in the Naval Station budget, and are moved to the Shipyard in FY01. FISC budget contains property maintenance requirements only.

Maintenance of real property and utilities are budgeted based on an as required basis to meet base reuse while minimizing cost. Requirements proposed preclude wholesale repair and/or replacement, as performed at operational bases. This budget includes maintaining utility systems at levels which insure appropriate health and safety. The remaining repair and maintenance functions are planned based on the estimated minimal requirement.

Small parcels have been transferred to the National Oceanic and Atmospheric Administration and the Marine Corps. The remaining property is planned for transfer under an economic development conveyance.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

No land sales revenues were received for the Federal transfers. The remaining property is planned for disposal under an Economic Development Conveyance (EDC). Proceeds from land sales will only be realized if the EDC includes monetary compensation to the Navy.

SAVINGS

None.

Military Construction

Savings are the result of projects deleted from the FYDP.

Family Housing Construction

None.

Family Housing Operations

The family housing inventory at NS Charleston consists of 586 government owned units. All units have closed.

Operations and Maintenance

Savings are the result of reduced civilian personnel salary costs and other base operating support costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

Procurement savings for operating forces support.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1330 - Naval Supply Ctr, Charleston, SC

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	2,861	6,842	9,703
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	591	1,388	1,979
Restoration	0	0	0	0	2,270	5,454	7,724
Operations & Maintenance	0	0	0	0	250	0	250
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	3,111	6,842	9,953
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	3,111	6,842	9,953
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	2,861	6,842	9,703
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	591	1,388	1,979
Restoration	0	0	0	0	2,270	5,454	7,724
Operations & Maintenance	0	0	0	0	250	0	250
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	5,972	13,684	19,656

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1330 - Naval Supply Ctr, Charleston, SC

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the partial disestablishment of the Fleet Industrial Supply Center (FISC), Charleston and the 1995 Commission recommended complete closure. Operational closure occurred on 1 April 1996. Property disposal is included with the other Charleston bases, not as a separate disposal action. Final property disposal is anticipated by December 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

The Underground Storage Tank Program remains on track to support property transfer in the EDC and PBC phases. 17 Tanks are determined to require no further action after having been removed and samples taken to determine whether a release occurred. 12 tanks require additional assessment.

FY00 required funding is to meet the regulatory requirements and planned conveyance dates. This budget will fund all remaining environmental compliance. The cleanup plan has been discussed and coordinated with the LRA and is consistent with the reuse plan for redevelopment of the property. Disruptions in funding will lead to delays in property transfer.

Compliance projects include preparation of the EBST and FOST for each transferring parcel and UST closures, assessments and remediation. Three EDC phases are planned. The shipyard detachment is conducting the UST closures and remediation and is likely to continue the work after transition to the private sector. Rapid assessments are being conducted on the remaining USTs in order to complete this phase on schedule.

In FY00 a firm fixed price contract will be issued to accomplish all remaining environmental cleanup at the Charleston Complex (FISC, NS, and NSY). Details on this contract are shown under the Installation Restoration section.

FY00 funding is for Redial Design, Remedial Action, Long Term Operation and Long Term Monitoring at 4 Sites.

Installation Restoration

The Installation Restoration (IR) program completion has been the critical path for parcel transfer and has in fact been the major factor in defining the boundaries of the EDC parcels. EDC phase I is defined as the areas outside of the IR sites and UST program sites which have very limited environmental issues or have had LBP and Asbestos abatement completed. EDC phase II are those IR sites where Interim Measures have been completed and accepted, groundwater contamination issues have been resolved or UST program sites have been successfully remediated and limited environmental issues remaining. EDC phase III consists of the remaining property which consists of contaminated sites which will likely require some long term remediation such as groundwater treatment or monitoring. These sites will require demonstration of a remedial action operating properly and successfully.

EDC Phase I

This parcel consists of approximately 226 acres of property from various zones throughout the Naval Base. The parcel may increase in acreage if asbestos abatement projects in Zone C complete ahead of the current schedule and within current scope. These projects may be impacted by the asbestos insulation found inside of the ventilation ducting and heating and air conditioning units.

EDC Phase II

This parcel consists of approximately 414 acres of property from various zones throughout the Naval Base distributed between FISC and NS. Property in this parcel has had either an Interim Measure completed or issues such as metals concentrations in groundwater have not been resolved and additional monitoring or technical assistance is needed to complete the evaluation. This includes a number of sites where either lead, PAH or petroleum contaminated soil has been removed and the action is awaiting regulatory approval. Funding is programmed for additional monitoring or additional removal action should the circumstances warrant.

EDC Phase III

This parcel consists of approximately 713 acres of property from various zones throughout the Naval Base and distributed between FISC, NS and NSY. Property in this parcel has contaminated areas that have resulted in groundwater contamination and will likely result in long term remediation or monitoring. Monitored Natural Attenuation studies have begun in order to compile data for assessing this is as part of the long-term remedy. Corrective Measures Studies are underway for the chlorinated solvent contaminated groundwater sites which are SWMUs 39, 607, 166, 9 and 17. Remedial actions occur in FY 00. The entire NSY has been delineated as part of the EDC Phase III parcel because of the priority of the RFI zone investigations. Preliminary reviews of results indicate a widespread metals and PAH presence in soils and groundwater. The reuse of this area is consistent with Navy use therefore the presence of these constituents should only require the use of institutional controls in addition to localized groundwater containment and treatment zones. Funding for FY 00 includes the monitoring, containment and treatment systems to address these areas of groundwater contamination.

The RFI report for Zone A has been submitted and approved. The Corrective Measures Study has begun and is expected to complete in August 1999. The RFI report for Zone G has been submitted and is in regulatory review. Monitored Natural Attenuation is being studied at SWMU 39 (chlorinated solvent groundwater contamination) in addition to other technologies. An Interim Measure will begin at SWMU 2 (lead contaminated soil) in FY 99 however additional groundwater monitoring will likely be required. FY 00 funding is programmed for the Corrective Measures Implementation (CMI) for these and other similar sites within these investigative zones.

In FY 00 a firm fixed price contract will be issued to accomplish all remaining environmental cleanup at the Charleston Complex (FISC, NS, and NSY). CNO (N-45) requested NAVFAC to test this innovative environmental cleanup contractual method for possible use at other current and future BRAC installations. The benefits of this type of contract are:

- Less cost risk to government.
- Contractor assumes cleanup of all known sites and sites discovered during normal prosecution of cleanup work.
- Requires less Navy personnel to oversee accomplishment of cleanup.
- Potential for faster cleanup and closeout of sites.
- Substantial improvement with regulators when partnering is not already occurring.
- Contractor assumes liability for unknown costs after contract award.
- Should promote cost savings technologies.
- Contractor will work closely with redevelopment agency and incoming tenants or owners to match cleanup to intended reuse of property.
- Contractor cleanup of all sites will include completing all cleanup requirements including Long Term Operation and Long Term Monitoring.
- Contractor includes indemnification for Navy and subsequent property owners.
- Includes all known and unknown contamination cleanup.
- Meets or accelerates current schedules for property transfer and disposal.

Operations and Maintenance

Activity costs include program management, building closure costs, equipment removal and transportation, relocation of personnel, property, and inventory, tenant moving costs, and minor facility repair or renovation at new locations. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary. Incidental real estate funding requirements are covered in the Naval Shipyard, Charleston budget submission.

A consolidated Caretaker Site Office (CSO) was set up for the Charleston Naval Base (Naval Shipyard Charleston, Naval Station Charleston and Fleet and Industrial Supply Center Charleston) and was fully operational at claimancy transfer on 1 April 1996. Actions include managing the Cooperative Agreement with the Charleston Redevelopment Authority, under which the Authority provides security and fire protection, personal property and property records management, and grounds and facilities maintenance for the Naval Base. The CSO is responsible for contracting for utilities, coordinating site access for environmental clean up, and working with local officials to facilitate timely reuse of the site.

CSO core staff personnel costs are included in the Naval Shipyard budget; security/police and fire protection services' costs are in the Naval Station budget, and are moved to the Shipyard budget in FY01. FISC budget contains property maintenance requirements only.

Maintenance of real property and utilities are budgeted based on an as required basis to meet base reuse while minimizing cost. Requirements proposed preclude wholesale repair and/or replacement, as performed at operational bases. This budget includes maintaining utility systems at levels which insure appropriate health and safety. The remaining repair and maintenance functions are planned based on the estimated minimal requirement.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Includes civilian personnel salary savings resulting from the closure of the activity.

Military Personnel

None.

Other

Customer savings associated with the closure of a DBOF facility.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1540 - NAS Dallas, TX

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	7,402	13,873	21,275
Studies	0	0	0	0	36	8	44
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	7,366	13,865	21,231
Operations & Maintenance	0	0	0	0	1,289	704	1,993
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	8,691	14,577	23,268
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	8,691	14,577	23,268
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	7,402	13,873	21,275
Studies	0	0	0	0	36	8	44
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	7,366	13,865	21,231
Operations & Maintenance	0	0	0	0	1,289	704	1,993
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	16,093	28,450	44,543

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1540 - NAS Dallas, TX

CLOSURE/REALIGNMENT ACTION

Naval Air Station (NAS) Dallas closed in September 1998. The largest portion of the property is leased from the city of Dallas, and Navy has terminated the lease. One parcel will be conveyed by Fed-to-Fed transfer to the Army Reserve and the Marines Corps. The remaining parcels will be transferred under a public benefit conveyance, a public sale, a negotiated sale, or some combination of the three. Final property disposal is anticipated by December 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994-1996

	Amount (\$000)

P-107T FORT WORTH NAS AVIATION FACILITIES PHASE I	40
P-109T FORT WORTH NAS BASE UPGRADES PHASE I	2,140
P-110T FORT WORTH NAS MAINTENANCE HANGAR PHASE I	2,645
P-X25T FORT WORTH NAS HANGAR SUPPORT PHASE I	4,025
P-122T FORT WORTH NAS HANGAR SUPPORT PHASE II	11,455
P-123T FORT WORTH NAS TRAINING/ADMIN FAC ALTERATIONS P	3,500
P-X24T FORT WORTH NAS AVIATION FACILITIES PHASE II	8,260
P-X41T FORT WORTH NAS BASE UPGRADES PHASE II	5,200
P-X42T FORT WORTH NAS MAINTENANCE HANGAR PHASE II	735
P-101T FORT WORTH NAS BUILDING ALTERATIONS AND ADDN'S	9,523
P-102T FORT WORTH NAS ACFT SUPPORT FACILITY	17,886
P-103T FORT WORTH NAS MEDICAL/DENTAL CLINIC	4,510
P-104T FORT WORTH NAS JET ENGINE TEST CELL	13,840
P-106T FORT WORTH NAS ADMIN/SUPPLY BUILDING ALTERATION	4,560
P-108T FORT WORTH NAS RESERVE TRAINING BUILDING	16,600
P-140T FORT WORTH NAS ADMIN/SUPPLY BUILDING	860
Subtotal	105,779

	FY1998 Amount (\$000)

P-102T FORT WORTH NAS ACFT SUPPORT FACILITY	2,290
Total	108,069

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Impact Statement was completed in late 1999. Interim lease categorical exclusions are required yearly until disposal. In addition, outyear funding is for follow-up coordination between the Reuse Plan and the EIS.

Compliance

No compliance CTC.

Installation Restoration

The basewide EBS was completed May 1994. There are 45 RCRA sites and seven UST sites. Contaminants include Poly Aromatic Hydrocarbons, Benzene, Pesticides, Trichloroethylene, Lead, PCBs, chlordane, and other chlorinated solvents. FY00-01 funding is for Remedial Design, Remedial Action, and Long Term Monitoring at 24 Sites which contain soil and groundwater contamination and contaminated offbase groundwater migrating under them.

Operations and Maintenance

The Caretaker Site Office (CSO), headed by a Lt., is responsible for public relations and managing facilities commensurate with identified reuse requirements. This includes obtaining and maintaining required permits, providing for security and fire protection, personal property and property records management, contracting for utilities, limited grounds and facilities maintenance, coordinating site access for environmental clean-up, and working with local officials to facilitate timely reuse of the site. Current plans are to have security/police, fire protection services and facility and grounds maintenance provided by contracts with the City or private companies.

Real estate costs include labor, support, and contractual requirements necessary to complete disposition of the properties. Contractual costs cover appraisals, title searches, parcel surveys, lease arrangements, and marketing efforts.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

Savings are the result of the deletion of projects from the FYDP.

Family Housing Construction

None.

Family Housing Operations

The family housing inventory at NAS Dallas consists of 11 government owned units. The housing property has been disposed of through a public benefit conveyance.

Operations and Maintenance

Increased costs resulting from increase of flight operations, civilian personnel, and base support costs due to additional tenants.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1520 - NAS Glenview, IL

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	24	36	60
Studies	0	0	0	0	10	0	10
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	14	36	50
Operations & Maintenance	0	0	0	0	192	0	192
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	216	36	252
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	216	36	252
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	24	36	60
Studies	0	0	0	0	10	0	10
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	14	36	50
Operations & Maintenance	0	0	0	0	192	0	192
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	240	72	312

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1520 - NAS Glenview, IL

CLOSURE/REALIGNMENT ACTION

Naval Air Station (NAS), Glenview operationally closed 30 September 1995. The property is being conveyed as environmental remediation is completed. The Village of Glenview is acquiring the property through an Economic Development Conveyance. Final property disposal of the main base is expected by April 2000. The Outlying Field at Libertyville will be the last property to be disposed, with final disposal anticipated by January 2001.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994-1995

		Amount (\$000) -----
P-135T FORT WORTH NAS	MAINTENANCE HANGAR PHASE I	4,250
P-700T FORT MCCOY	ARMY RESERVE GUARD	7,100
P-X43T FORT WORTH NAS	MAINTENANCE HANGAR PHASE II	3,290
	Subtotal	14,640

		FY1998 Amount (\$000) -----
P-701T FORT MCCOY	EQUIPMENT MAINT FAC	3,520
P-906T ATLANTA NAS	MARINE RESERVE TRAINING FAC	9,053
	Subtotal	12,573
	Total	27,213

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The NEPA Record of Decision (ROD) for NAS Glenview was signed in May 1996. A Categorical Exclusion for the FAA property at the Libertyville Nike Site was signed 23 February 1999. An Environmental Assessment (EA) for the remainder of the property at the Libertyville Nike Site was completed 18 October 1999.

Compliance

The final Environmental Baseline Survey (EBS) was completed during FY 1995. An asbestos survey was completed. Asbestos abatement was accomplished in FY 1995 and FY 1996. Polychlorinated biphenyls (PCB) transformer removals were accomplished in FY 1996. A Radon survey was completed in FY 1993, with no mitigation required. Phase I underground storage tank (UST) removals were completed during FY 1995. Phase II UST removals began in November 1995 and were completed in FY 1996. Removal and remediation of an associated fuel line began in FY 1996. Remediation of USTs at the Libertyville Training Site was completed FY 1997.

Installation Restoration

The NAS Glenview property is being conveyed by an Economic Development Conveyance. The property has been subdivided into 11 parcels of which 7 parcels have already transferred. The Libertyville Nike Site is being conveyed by Federal Transfers and Public Benefit Conveyances sponsored by the Departments of Interior, Health and Human Services, and Education.

NAS Glenview is not listed on the National Priorities List (NPL) and therefore no Federal Facilities Agreement (FFA) exists. The Environmental Baseline Survey was finalized 2 May 1994. The cleanup is under CERCLA with the exception of 2 RCRA sites. Total sites in the program are 2 RCRA sites, 38 CERCLA sites, 38 USTs and 3 ASTs. To date, no RODs have been executed. Engineering Evaluation/Cost Analysis (EE/CA) have been used for cleanup. Over 95% of NAS Glenview has been transferred. An Environmental Suitability Statement (ESS) was signed 31 March 1999. The FOSTs are targeted for March through November 2000.

All IR sites have been identified at NAS Glenview. All sites have completed the Remedial Investigation/Feasibility Study (RI/FS) phase. All sites remediation will be completed in FY00 with only some Long Term Monitoring for IRP Site 3 (Parcel IRP Site 3) to continue in FY01. This site is a Landfill. There is a regulatory requirement to monitor this type site to ensure protection of groundwater. All IR sites have been investigated at the Libertyville Nike Site. Removal actions are ongoing. Long Term Monitoring for the magazine area (Libertyville Nike Site Parcel targeted to be transferred January 2001) is programmed for FY01 and beyond.

Operations and Maintenance

The only remaining caretaker responsibilities at NAS Glenview property is Libertyville. This responsibility will remain until property disposal. Funds are required for grounds and property maintenance.

Navy has transferred the majority of the main base to the Village of Glenview. The remaining parcels will be conveyed when environmental remediation is completed in late FY 1999 and FY 2000. The Libertyville property disposal costs include appraisals and surveys. Real estate costs are incurred for in-house labor and support as well as contractual costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

Savings result from removal of projects which were in the FYDP.

Family Housing Construction

None.

Family Housing Operations

The Family Housing inventory at NAS Glenview consisted of 297 government owned units. Two hundred sixty two of these units have been retained to offset some of the PWC Great Lakes requirements.

Operations and Maintenance

Includes civilian personnel salary and other base operating support savings resulting from the closure of the base.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 2070 - NAS Memphis, TN

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	183	1,154	1,337
Studies	0	0	0	0	18	0	18
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	165	1,154	1,319
Operations & Maintenance	0	0	0	0	84	0	84
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	267	1,154	1,421
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	267	1,154	1,421
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	183	1,154	1,337
Studies	0	0	0	0	18	0	18
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	165	1,154	1,319
Operations & Maintenance	0	0	0	0	84	0	84
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	450	2,308	2,758

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2070 - NAS Memphis, TN

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the realignment of Naval Air Station (NAS), Memphis to a Naval Support Activity, and a portion of the base closed and excessed. NAS ceased flight missions and realigned to a Naval Support Activity in October 1995. NAS Memphis was transferred 28 December 1999 under and Early Transfer Authority.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994-1996

		Amount (\$000) -----
P-131T FORT WORTH NAS	HANGAR RENOVATIONS & EXPANSIONS	3,905
P-677T PENSACOLA NAS	U&SI PHASE I	1,445
P-654T PENSACOLA NAS	MEDICAL/DENTAL CLINIC	4,250
P-656T PENSACOLA NAS	BASIC HELO/AO SCHOOL PHASE I	45,989
P-657T PENSACOLA NAS	AE SCHOOL	10,200
P-659T PENSACOLA NAS	AVIATION SUPPORT TRAINING BUILDING	12,100
P-660T PENSACOLA NAS	APPLIED INSTRUCTION BUILDING	11,500
P-662T PENSACOLA NAS	SHORE AIRCRAFT FIRE & RESCUE TRN	7,610
P-663T PENSACOLA NAS	FIRE FIGHTER TRAINING FACILITY	2,250
P-664T PENSACOLA NAS	MARINE EXPEDITIONARY AIRFIELD	850
P-665T PENSACOLA NAS	FIRE MATS TRAINING MOCKUP	1,700
P-666T PENSACOLA NAS	MECHANICAL EQUIPMENT MAINTENANCE	1,300
P-672T PENSACOLA NAS	ADMIN & SUPPORT FACILITIES	3,100
P-673T PENSACOLA NAS	BEQ(S) PHASE I	68,750
P-675T PENSACOLA NAS	ENLISTED MESS HALL	10,400
P-676T PENSACOLA NAS	MWR FACILITIES	16,324
P-685T PENSACOLA NAS	U&SI PHASE II	33,055
P-686T PENSACOLA NAS	CONSOLIDATED TRAINING BLDG PHASE	46,622
P-687T PENSACOLA NAS	BEQ(S) PHASE II	67,762

Subtotal 349,112

Total 349,112

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National

Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Assessment was completed in January 1999. FY-200 NEPA funding supports final interim leasing documentation.

Compliance

Asbestos abatement was completed in 1997; however, since that time many of the buildings have been vacant and further deterioration of asbestos may have occurred. The buildings were re-surveyed in February 1999, and additional required asbestos abatement has been completed. There are no lead-based paint (LBP) or PCB issues. All tanks (underground, aboveground, oil/water separators) scheduled to be removed have been removed.

Installation Restoration

Conveyance of the property will occur through Public Benefit Conveyances sponsored by Federal Aviation Administration (FAA) and Department of Justice (DoJ), and Economic Development Conveyance (EDC). DoJ approved PBC application for the Brig (3.25 acres) on 03 December 1998. Brig transferred with a ceremony held 29 March 1999.

FOST occurred 10 Nov 1999. With completion of NEPA, LRA has contacted FAA to receive PBC application for the Airfield Property.

NSA Memphis is not listed on the National Priorities List (NPL), and therefore does not have a Federal Facilities Agreement (FFA). The facility was on the State of Tennessee's Promulgated List of Hazardous Substance Sites, but was de-listed in 1996 under the provisions of the RCRA Part B Permit.

Environmental Baseline Survey was completed 17 November 1994; however, an updated survey was completed June 1999. Cleanup program is under RCRA; Hazardous and Solid Waste Amendment (HSWA) Permit HSWA-TN002. There are a total of 75 sites (32 Solid Waste Management Units (SWMUs), 1 Area of Concern (AOC), 16 "Gray Areas", and 26 Tank Sites). Of the 75 sites, additional cleanup work is required at 4 sites: 3 of the 4 sites will be covered under a Covenant Deferral Request (CDR) and cleanup will continue after property transfer. Cleanup at the other site was completed July 1999. In addition to the 4 sites requiring cleanup, reports remain to be completed at 11 other sites. These reports were completion in June 1999.

The following is a synopsis of the status of work being executed at sites as they relate to Conveyance Parcels:

Non-Airfield Parcel

There are a total of 55 sites within this parcel. Of these 55 sites, 2 sites require additional cleanup. Both of these sites are covered under the Covenant Deferral Request (CDR) and cleanup will continue after transfer. One site, AOC A (Fluvial Deposits Groundwater) is also located in the Airfield Parcel.

The FOST completion date for the parcel was 19 Nov 1999.

Airfield Parcel

There are a total of 20 sites within this parcel. Of these 20 sites, 3 sites require additional cleanup. The other 3 sites will be covered under the Covenant Deferral Request (CDR) and cleanup will continue after transfer.

The FOST completion date for the parcel was Nov 1999.

The environmental investigation has successfully narrowed the focus to

contamination of the fluvial deposits aquifer with chlorinated solvents (primarily trichloroethylene [TCE]) and petroleum. Data suggest that there is not one significant source of solvent contamination (i.e., a SWMU) but rather haphazard disposal of small quantities of chlorinated solvents, resulting in random areas of contamination within the aquifer under the aircraft parking apron. Rather than address on a SWMU by SWMU basis, the cleanup will focus holistically on the fluvial deposits aquifer system, designated as Area of Concern (AOC) A. The BCT is investigating the technical feasibility of cleaning the groundwater.

FY00-01 required funding is to complete Corrective Measures Study (CMS) and Remedial Action for remaining sites: SWMU 5 (Fire Fighting Training), SWMU 7 (N126 Plating Shop B), and SWMU 15 (N-94 Underground Tank B). Outyear funding is to support long term monitoring of the sites.

Operations and Maintenance

The Reuse Plan was approved in August 1995. In May and August of 1996, Navy executed two 25-year leases with the LRA for the airfield and contiguous properties. An Economic Development Conveyance (EDC) and a Public Benefit Conveyance application will be executed for the airport and its surrounding property.

Real estate costs include related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, parcel surveys, and lease arrangements.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

Proceeds from land sales will only be realized if the EDC includes monetary compensation to the Navy.

SAVINGS

None.

Military Construction

Prior programmed projects canceled.

Family Housing Construction

Prior programmed projects canceled.

Family Housing Operations

None.

Operations and Maintenance

Reflects realignment of schools, primarily to NAS Pensacola, consolidation of reserve components at Carswell AFB, closure of redundant tenant organizations, and reduction of excess personnel. Includes civilian personnel salary savings resulting from the realignment of the activity.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1220 - Naval Air Facility, Midway Island

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	5,018	5,018
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	5,018	5,018
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	0	5,018	5,018
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	0	5,018	5,018
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	5,018	5,018
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	5,018	5,018
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	0	10,216	10,216

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1220 - Naval Air Facility, Midway Island

CLOSURE/REALIGNMENT ACTION

The 1993 Defense Base Closure and Realignment Commission directed the closure of the Naval Air Facility, Midway Island. NAF Midway Island operationally closed in September 1993. In May 1996, Navy transferred Midway Island to the United States Department of the Interior for the use of the U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife Service (USFWS) designated Midway Atoll an Overlay National Wildlife Refuge.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1995 - 1996

		Amount (\$000) -----
P-400T MIDWAY ISLAND NAF	DEMOLITION	3,000
P-401T MIDWAY ISLAND NAF	DEMOLITION	3,000
	Subtotal	6,000

		FY1997 Amount (\$000) -----
P-402T MIDWAY ISLAND NAF	DEMOLITION	3,000
	Subtotal	3,000

Total 9,000

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation was completed prior to implementation of disposal/reuse actions. A Categorical Exclusion was completed in October 1994 for the transfer of NAF Midway to the Department of the Interior. An additional interim lease Environmental assessment was completed in 1995. In FY 1997, HABS/HAER photographs were taken for the required archaeological documentation prior to demolition of facilities.

Compliance

All compliance programs were properly closed prior to the transfer to U.S. Fish and Wildlife Service and Navy departure on July 1997. An abandoned AVGAS pipeline was discovered in December 97. Cleanup of the pipeline was completed on April 98.

Installation Restoration

Midway was transferred to the US Fish and Wildlife Service on 22 May 1996.

All mission-related hazardous material and hazardous wastes were removed from the base prior to transfer. Lead-Based Paint (LBP) and asbestos abatement have been executed. Remediation of 41 of the 42 Restoration sites have been completed. Cleanup of the petroleum release has been completed.

FY01 funding is required to remove a beached tug and garbage barge which is the source of PCBs. LTM will be required.

The Remedial Investigation of the Bulky Waste Landfill (Site 1) indicated no action required except for a localized marine area adjacent to the landfill. However, Long Term Monitoring (LTM) detected extremely high levels of PCB concentrations in fish tissue (42ppm) and sediment (27ppm). The Remedial Investigation (RI) showed the elevated levels of PCB in the marine environment to be adjacent to the landfill. Data indicated the source to be the sediments and the abandoned tug and barge. The investigation indicated the tug and barge to be the source of high PCB concentrations in fish tissue. Investigation results were reviewed and recommendation provided by EPA.

Barge and tug was operated by the Navy as a garbage disposal craft for open ocean dumping. When ocean dumping operation ended, the tug and barge was beached against the sheetpiling adjacent to the Bulky Waste Landfill. The tug and barge have been grounded in approximately 5 feet of water for approximately two decades. The tug and barge is severely deteriorated; totally rusted and no structural integrity. The tug and barge is scheduled to be cut into manageable pieces. Excavator with shears working from shore will perform the task. The metal debris will be disposed of in the on-island landfill.

The Endangered Hawaiian Monk Seal and Threatened Green Sea Turtle will be affected if fish and seaweed from the area is consumed. Removal action will be required. FY 01 funding is required to remove sediment adjacent to the Bulky Waste Landfill and removal of the beached tug and barge.

Per EPA, no action will likely result in the National Marine Fisheries Service issuing a formal imminent endangerment notification under the Endangered Species Act. If this happens, NMFS will become the lead agency and dictate cleanup requirement under the Endangered Species Act. Cleanup cost will likely escalate under this scenario.

The Navy is obligated to complete this cleanup and any future contaminant release that was attributed to past Navy actions as identified in the Memorandum of Understanding between the Navy and the Interior.

Operations and Maintenance

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

The transfer of the island to the United States Fish and Wildlife Service resulted in no sales revenue.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

Savings are based on the elimination of two officers and five enlisted billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 2020 - Naval Hospital, Oakland, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	971	0	971
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	971	0	971
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	971	0	971
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	971	0	971
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	971	0	971

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2020 - Naval Hospital, Oakland, CA

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of the Naval Hospital (NH) Oakland and associated branch clinics in coordination with the realignment/closure of non-medical service assets in the Oakland area. NH Oakland closed on 30 September 1996. The Oakland Base Reuse Authority (OBRA) completed a reuse plan in June 1996. The disposal strategy is for a negotiated or public sale at fair market value. The projected disposal date for the property is March 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1998

	Amount (\$000) -----
P-124T NSB SAN DIEGO PIER RENOVATION	891
Total	891

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation has been completed prior to implementation of disposal/reuse actions. The ROD was issued in 1998.

Compliance

All actions are complete.

Installation Restoration

No requirement.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support closure of the activity. Costs include real estate, caretaker and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, surveys, marketing efforts, and appraisal modifications required due to changes in the City's reuse plan.

Naval Hospital Oakland caretaker requirements will extend into FY 2000 due to disposal delays, so funds requested are an increase over last year's request for FY 2000. There will be one CSO staff member, reporting to the Alameda Regional CSO, responsible for caretaker services, and six security and six police positions for site security. Real Property Maintenance (RPM) costs will be held to minimal levels for grounds maintenance (required to reduce fire risk in an area prone to fires) and utilities. Navy fire protection is being eliminated, so the \$300K in the Fire Protection Support line in FY 2000 is required for Reduction in Force (RIF) costs.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 93 recommendations.

Other

No requirement.

Land Sales Revenue

Proceeds from land sales will only be realized if property is sold at fair market or discounted value.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings will result from elimination, attrition, or retirement of civilian personnel. The primary savings will result from eliminating infrastructure operations and maintenance costs.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 2060 - Public Works Ctr, San Francisco, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	263	1,049	1,312
Studies	0	0	0	0	20	18	38
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	243	1,031	1,274
Operations & Maintenance	0	0	0	0	282	0	282
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	545	1,049	1,594
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	545	1,049	1,594
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	263	1,049	1,312
Studies	0	0	0	0	20	18	38
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	243	1,031	1,274
Operations & Maintenance	0	0	0	0	282	0	282
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	808	2,098	2,906

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2060 - Public Works Ctr, San Francisco, CA

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of the Navy Public Works Center (PWC) San Francisco Bay. All facilities, including 5,509 units of family housing, are being disposed of. PWC San Francisco Bay closed on 30 September 1997. The only remaining disposal is the Novato housing area which includes personnel support areas. Final disposal is planned for January 2002.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

No requirement.

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. A Record of Decision for disposal/reuse of PWC San Francisco Bay was issued in July 1998. Funding is required for support of NEPA documentation associated with interim leasing.

Compliance

No requirement.

Installation Restoration

The last of the three remaining UST sites has an extensive groundwater plume that extends more than a half mile beyond the former gas station. It is anticipated that this property, which includes Exchange Triangle 1 and 2, will be transferred by January 2000, prior to site closure, and the Navy will continue to address the contamination.

The FY 2000-2001 required funding includes continued sites assessment, treatment operations and monitoring to remediate and close the USTs at the former gas station. This includes the continued operation of the air sparging/vapor extraction interim treatment system, installation of a phyto-remediation system, and installation of a cut off wall to prevent migration of the groundwater plume, conducting of pilot tests for the treatment of the plume, conducting a human health and ecological risk assessment, and continuing the groundwater monitoring.

Operations and Maintenance

The bulk of the PWC San Francisco Bay real property assets are included with assets of other closing bases. Most of the real estate costs for the PWC are associated with disposal of off-base housing at DODHF Novato. Costs include caretaker, real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, surveys, and marketing efforts.

Additional O&M costs include the following: severance, separation and relocation costs for civilian personnel, disposal of material and equipment, shutdown and securing of facilities, and moving military residents to new local housing.

Funding is required for a minimal staff that will be responsible for public relations and managing facilities at the Novato housing site. This budget is based on final conveyance of all parcels except one small parcel by January 2000 through negotiated sale to the City of Novato, public benefit conveyance, public sale, and Federal transfer to the U.S. Coast Guard.

The Coast Guard will receive 282 units of housing at the main site. The remainder of the property is being disposed of through negotiated sale to the City, public benefit conveyance, and public sale.

The final disposal date of the property is January 2000, except for one small parcel which will not be disposed of until January 2002.

Real estate costs include related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover parcel surveys, title searches, and marketing for public sale.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

Proceeds from land sales or lease income were realized for this property.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

Projects have been cancelled.

Family Housing Operations

PWC San Francisco Bay is the owner of all Navy family housing units in the Bay area. The housing inventory at the PWC totals 5,509 units. In accordance with the closure schedule provided by the PWC, 4,993 family housing units will either be closed or transferred to other services by the end of FY 1997. The balance of the units (those at NCS Stockton - 41 units; NWS Concord - 361 units; and Oakland Army Base - 112 units) will revert back to the plant accounts of each respective command.

Operations and Maintenance

Savings occur in the DBOF accounts of customers who had purchased services from the PWC.

Military Personnel

None.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1150 - Naval Station, Treasure Island, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	2,490	33,901	36,391
Studies	0	0	0	0	182	96	278
Compliance	0	0	0	0	167	1,425	1,592
Restoration	0	0	0	0	2,141	32,380	34,521
Operations & Maintenance	0	0	0	0	3,182	343	3,525
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	5,672	34,244	39,916
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	5,672	34,244	39,916
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	2,490	33,901	36,391
Studies	0	0	0	0	182	96	278
Compliance	0	0	0	0	167	1,425	1,592
Restoration	0	0	0	0	2,141	32,380	34,521
Operations & Maintenance	0	0	0	0	3,182	343	3,525
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	5,672	34,244	39,916

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1150 - Naval Station Treasure Island, CA

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of the Naval Station (NS) Treasure Island, including the migration/elimination of tenants and closure of facilities at Treasure Island and Hunters Point Annex. NS Treasure Island occupies both Treasure Island and most of adjacent Yerba Buena Island. NS Treasure Island closed on 30 September 1997. The City of San Francisco completed its reuse plan in July 1996, and the Department of Housing and Urban Development approved this plan in November 1996. Transfers of small parcels to the Department of Labor, for a Job Corps Center, and to the Coast Guard occurred in March 1998 and April 1998, respectively. The remainder of the property is planned for transfer under an economic development conveyance, with parcels being conveyed as environmental cleanup occurs. The anticipated final disposal date is in June 2003.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

		FY1995-1996 Amount (\$000) -----
P-600T GREAT LAKES NTC	HT "C" SCHOOL PHASE II	22,700
P-149T ALAMEDA NMCRC	RESERVE CENTER ADDITION	7,300
P-390T LITTLE CREEK NAB	UNDERWAY REPLENISH OPERATOR TRAI	4,100
P-601T GREAT LAKES NTC	ELEVATOR TRAINER SCHOOL	2,650
	Total	36,750

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. The multi-year BRAC III disposal/reuse EIS is in process, with the EIS awarded in September 1994. Integrating and managing the EIS as a joint EIS/California Environmental Quality Act Environmental Impact Report (EIR) to facilitate LRA reuse has entailed added Navy inhouse coordination time and effort, as have the dynamic and evolving local reuse planning process and LRA mitigation plans. The draft EIS (DEIS), final EIS (FEIS), and Record of Decision (ROD) are currently planned in FY 2000.

Requirements for NEPA documentation to support leasing will continue in FY 2000 and beyond, until final property transfer. Costs are also included to monitor existing leases for adherence to environmental restrictions.

Compliance

An Environmental Baseline Survey (EBS) for Treasure Island was completed during FY 1995. Five Site Specific Environmental Baseline Surveys (SSEBSs) and six Findings of Suitability to Lease (FOSL) were completed. Four large-parcel EBSs/FOSLs were completed. A Radon Survey was completed, with no mitigation required. A PCB survey was conducted. There are total of 74 UST sites that were investigated at Treasure Island and Yerba Buena Island. Twenty of these sites showed no indication of a tank having been present. The remaining 54 USTs were removed or closed in place. Ten thousand feet of fuel lines were removed. Required lead based paint and asbestos abatement were begun.

FY 2000-2001 required funding is phased to meet regulatory cleanup requirements and planned conveyance dates.

Budgeted requirements include finalizing the asbestos abatements throughout the base, required lead based paint abatement for 43 housing units on Yerba Buena Island, and LTM for one UST. Compliance costs also cover updating the EBS as required to facilitate FOSLs and FOSTs supporting conveyance of the property.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for mixed use, including film production, office space, retail, education, hotels and a conference center, recreation, and a theme park. Two small parcels have been conveyed to the Department of Labor and to the Coast Guard. The remaining property will be conveyed to the City of San Francisco via EDC, with transfer of parcels occurring as cleanup is complete.

The PA/SI was completed and identified 28 IR sites, with no further action recommended for 3 sites (sites 2, 18, and 23). Site 26 was transferred to the UST program. During the remedial investigation, three additional sites were identified and were included in the IR program. There were 25 IR sites in various phases of the Remedial Investigation and Feasibility Studies (RI/FS). Nine (9) IR sites were identified to be contaminated only with petroleum products. The BCT made the decision to transfer these 9 sites from the CERCLA to the RCRA process.

FY 2000-2001 required funding is phased to meet regulatory cleanup requirements and planned conveyance dates. There are a total of 22 restoration sites remaining to be completed.

Parcel 7 Sites 13 (Stormwater Outfalls TI/YBI) and 27 (Clipper Cove Skeet Range) which are located in the bay are grouped in the offshore Operable Unit (OU). These sites are planned for remedial design and remedial action in FY 2000-2002. The remaining sites are grouped in the onshore sites. Budgeted cleanups in FY 2000-2001 are for soil and groundwater contamination at the hydraulic training school, fire fighting school, fuel farm, refuse transfer area, dry cleaning facility, old bunker area, foundry, bus painting shop, Yerba Buena landfill, auto hobby shop, gas station, and base-wide fuel lines.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the closure of the activity. Also included are caretaker, real estate, and other related labor, support, and contractual requirements necessary to complete disposal of the property. Contractual costs cover appraisals, title search, surveys, lease arrangements, and analysis of the City of San Francisco's EDC application..

The Caretaker Site Office (CSO) is headed by a Lt. Commander who is responsible for public relations and managing facilities commensurate with identified reuse requirements. This budget is based on two major assumptions: (1) the EDC with the City of San Francisco is approved by the end of FY 2000 and 2) the City will begin assuming Real Property Maintenance (RPM) responsibility in the second quarter of FY 2000 and will accept full responsibility and cost to caretake the entire base, including providing police, fire protection, and security, beginning in FY 2001, after EDC approval. CSO oversight will be required until final property conveyance.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 93 recommendations.

Other

No requirement.

Land Sales Revenue

Two small parcels have been transferred to the Department of Labor and the Coast Guard at no cost. The remaining property is planned for disposal under an Economic Development Conveyance (EDC). Land Sales revenues are not anticipated.

SAVINGS

None.

Military Construction

MCON projects which were in the FYDP have been removed.

Family Housing Construction

None.

Family Housing Operations

None. Savings for family housing are included in the PWC San Francisco budget.

Operations and Maintenance

Procurement of nominal amounts of waterfront/communication items will no longer be required. Includes civilian personnel salary savings resulting from closure of the activity.

Military Personnel

Savings are the result of a reduction in military billets.

Other

None.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1440 - Naval Shipyard, Mare Island, CA

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	11,245	90,332	101,577
Studies	0	0	0	0	42	40	82
Compliance	0	0	0	0	7,180	47,382	54,562
Restoration	0	0	0	0	4,023	42,910	46,933
Operations & Maintenance	0	0	0	0	6,775	4,871	11,646
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	18,020	95,203	113,223
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	18,020	95,203	113,223
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	11,245	90,332	101,577
Studies	0	0	0	0	42	40	82
Compliance	0	0	0	0	7,180	47,382	54,562
Restoration	0	0	0	0	4,023	42,910	46,933
Operations & Maintenance	0	0	0	0	6,775	4,871	11,646
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	29,265	185,535	214,800

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1440 - Naval Shipyard, Mare Island, CA

CLOSURE/REALIGNMENT ACTION

The 1993 Commission recommended the closure of the Mare Island Naval Shipyard (NSY), with relocation of the Combat Systems Technical Schools Command activity to Dam Neck, Virginia, and one submarine to the Naval Submarine Base, Bangor, Washington. Mare Island NSY closed on 1 April 1996. The Vallejo City Council approved a community reuse plan in July 1994. The disposal strategy consists of an economic development conveyance, a public benefit conveyance for a school, and transfers to the Forest Service (complete in November 1997), the Fish and Wildlife Service, the Army, and the Coast Guard. A portion of the base, consisting mainly of wetlands and dredge ponds, will revert to the State of California. Parcels will transfer as environmental cleanup is completed, with the final parcels anticipated for disposal in December 2005.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

FY1994-1995

		Amount (\$000) -----
P-195T BANGOR NSB	PARCHE RELOCATION, PHASE I & II	9,450
P-996T DAM NECK FCTC	TRAINING BLDG MODS	4,050
P-088T EVERETT NS	CBU FACILITY	2,000
P-221T CORONADO NAB	WATERFRONT OPS FACILITY	2,539
P-283T CRANE NSWC	RECHARGEABLE BATTERY EVALUATION F	3,877
P-323T CONCORD NWS	SUPPORT EQUIPMENT OVERHAUL FACIL	2,480
P-995T DAM NECK FCTC	BEQ	11,200
	Total	35,596

Family Housing Construction

		FY1997 Amount (\$000) -----
P-404T BANGOR NSB	FAMILY HOUSING	4,672
	Total	4,672

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Impact Statement

(EIS) was prepared to analyze the impacts resulting from Navy disposal of land and facilities at Mare Island NSY. Preparation of NEPA documentation to support interim leasing prior to property transfer is ongoing.

Compliance

Navy completed an Environmental Baseline Survey (EBS) in FY 1995. Asbestos surveys were performed on over 850 buildings and structures, with abatement completed on 207. Lead Based Paint surveys of residential housing were completed, and required abatement was begun. Lead Based Paint soil abatement of Roosevelt Terrace Housing was completed. Radon mitigation is not required. To facilitate efficient and timely property leasing, six separate "large parcel" Site Specific EBS and Finding of Suitability to Lease (SEBS/FOSL) reports were completed. These six reuse zones (694 total acres), designated as either heavy or light industrial zones in the City's Final Reuse Plan, have been leased to the Local Reuse Authority so that property is available for sublease as tenants are identified. A Federal to Federal property transfer "Summary Document" and supporting SEBS documents were completed for one parcel that transferred to the U. S. Forest Service in November 1997. To date, a significant effort has been spent on updating the EBS database; removing lease property restrictions to allow leased properties to become suitable for occupancy; and preparing Finding of Suitability to Transfer (FOST) documents to facilitate property transfer.

FY 2000-2001 required funding is phased to meet regulatory cleanup requirements and planned conveyance dates. Asbestos abatement actions for the final 58 structures are scheduled for completion in FY 2000-2001. Required Lead Based Paint abatement will continue in FY 2000-2001. Investigation of UST sites and fuel line contaminated sites is ongoing, with remediation continuing in FY 2000-2001. Remediation of Aboveground Storage Tanks is scheduled for completion in FY 2000-2001. Nearly all 16 SWMUs involve UXO issues and a small amount of heavy metal (lead) contamination. Some of the SWMU sites are a Marine Corps Firing Range, a sewage digester overflow line, an offshore fleet reserve pier, an incinerator, a small arms range area, areas contaminated with chlordane, sanitary sewer pump stations, various dredge ponds, and contamination in and around numerous buildings and piers.

Installation Restoration

The environmental requirements are linked to the LRA's plan for reuse. The property is being developed for mixed use, including light and heavy industrial, offices, education, housing, and recreation. Most of the property slated for reuse will be conveyed to the City of Vallejo via EDC and a PBC for a school. One parcel has been transferred to the Forest Service, and individual parcels will be transferred to the Army, Coast Guard, and Fish and Wildlife Service. The remaining property, consisting mostly of wetlands and submerged lands, will revert to the State of California. The EDC will require the City to acquire individual parcels once cleanup is complete.

Although Mare Island is not on the NPL, the Navy has entered into a Federal Facilities Site Remediation Agreement (FFSRA) with California. There are 36 IR sites, and 20 Group 2 & Group 3 sites which are currently being investigated and may eventually become new IR sites. The Group 2 & Group 3 sites, currently referred to as Areas of Concern (AOCs), will be changed to Solid Waste Management Units (SWMUs). Mare Island has been subdivided into 21 conveyance parcels. The FFSRA "Document Schedule" dated December 20, 1996, was successfully renegotiated with BCT regulators and approved on March 21, 1997. Surveys of disposed onshore ordnance have been mostly completed. Intrusive investigations have been completed at IR site 05 and in the Western Magazine Area, and are 50% complete at the South Shore Area. Offshore UXO surveys have been completed and anomalies identified. Accelerated remediation has begun in disposal parcel XV, the LRA's top priority for transfer. Cleanup

in this parcel includes a lead oxide area and a former paint manufacturing area.

FY 2000-2001 required funding is phased to meet regulatory cleanup requirements and planned conveyance dates. There are a total of 33 restoration sites remaining to be completed.

Cleanup being accomplished in the Conveyance Parcels includes:

DISPOSAL PARCEL I - REVERSIONARY: Parcel I is a 3,212.1 acre site consisting of former dredge spoil pond areas, wetland areas and offshore sediment areas. This parcel contains Installation Restoration (IR) sites IR 1 (Historic and RCRA Landfill), IR 2 (Former Waste Oil Disposal Sumps), IR 5, IR 6 (Former Industrial Waste Treatment Plant Surface Impoundments) IR 24 (Former Sewage Digester Tanks) and portions of IR 16 (Lead Oxide Areas) and IR 14 (Industrial Wastewater Collection System). In addition, this parcel contains groundwater, UXO, AOCs, and ecological concerns. A presumptive remedy of capping and containment will be utilized for the landfill. In order to cut costs and speed up removal actions, contaminated soils from throughout Mare Island will be deposited on the landfill to form the base of the landfill cap. A combination of removal of contaminants, natural attenuation, and bioremediation is planned for the other sites.

DISPOSAL PARCEL II - LIGHT INDUSTRIAL: Parcel II is a 55.4 acre site where AOC and ecological studies are currently underway. The parcel will be impacted by scheduled UXO removal at the North Pier area during FY 2000-2001 as well as green sand, fill, and groundwater issues. Groundwater modeling is underway to resolve flow direction issues.

DISPOSAL PARCEL III - U.S. ARMY RESERVE: Parcel III is a 35.4 acre site which is impacted by IR 14 (Industrial Wastewater Collection System), fill, ABM, groundwater and ecological issues. Preliminary sediment sampling data indicates elevated levels of pesticides within the pier area of Berths 20 through 24.

DISPOSAL PARCEL IV - INDUSTRIAL/HISTORIC: Parcel IV is a 289.9-acre site, which encompasses the former heavy industrial area of Mare Island. It is impacted by IR 3 (Former Petroleum Refueling Facility), IR 7/20 (Former Pretreatment Plant and Acid Mixing Facility), IR 9 (Former Paint Shop), IR 11, IR 12 (Electrical Substation), IR 14 (Industrial Wastewater Collection System), IR 15 (Former Electroplating Shop), IR 19 (Former Metal Cleaning Facility), IR 21 (Former Quench Tank Area), IR 26, IR 27, abrasive blast material (ABM), groundwater, AOCs, and ecological concerns. An approach of early removal actions coupled with bioremediation and natural attenuation is being pursued. Planned UXO removal actions at Berths 2 and 3 will impact the parcel in FY 2000-2001.

DISPOSAL PARCEL V - MARINA/RESIDENTIAL: Parcel V is a 14.6-acre site where the former outdoor sandblast facility was located. As a result of the past practice of spreading ABM throughout the site and dumping ABM into adjacent offshore areas, ABM can be found in depths up to 15 to 20 feet. The parcel is impacted by IR 4 (Building 900 Sandblast area), IR 14 (Industrial Wastewater Collection System), groundwater, fill, and ecological concerns.

DISPOSAL PARCEL VI - MARINA/RESIDENTIAL: Parcel VI is a 51.2-acre site, which encompasses the former munitions manufacturing area, known as the Concord Annex. It has extensive UXO issues as well as groundwater, ABM, fill, and ecological concerns. Ongoing AOC investigations have determined contamination under many of the ordnance manufacturing buildings. Investigations are scheduled to complete in 1999.

DISPOSAL PARCEL VII - PARK: Parcel VII is a 215.1-acre site that is impacted by IR 5 (Concord Annex Areas), UXO, fill, groundwater, and ecological concerns. A completed lead removal action at IR 22 (former ammunition bunkers) has eliminated IR 22 as an area of concern.

DISPOSAL PARCEL VIII - RADIO TOWER: Parcel VIII is a 1.0-acre site, which contains a radio tower, which will be transferred to the U.S. Coast Guard. There are no known environmental issues on this parcel.

DISPOSAL PARCEL IX -REVERSIONARY: Parcel IX is a 401.5-acre reversionary site consisting of offshore sediment areas on the east and south sides of Mare Island. A large UXO removal action within the offshore sediments must be accomplished as well as resolving ecological concerns and IR 4 (building 900 sandblast area) offshore issues.

DISPOSAL PARCEL X - GOLF COURSE: Parcel X is a 162.2-acre site, which contains the existing 9-hole golf course. Levels of pesticides in soil have been found to be satisfactory for recreational use scenarios. The FOST is scheduled for May 2000.

DISPOSAL PARCEL XI - U. S. FOREST SERVICE: Parcel XI is a 7.5-acre site, which was transferred to the U. S. Forest Service in 1997. All required environmental actions are complete.

DISPOSAL PARCEL XII - OFFICE/RESIDENTIAL: Parcel XII is a 241.9 acre site impacted by IR 23 (Fuel Oil Tank 772), IR 14 (Industrial Wastewater Collection System), ABM, and groundwater issues. A removal action for the 2.1M gallon fuel oil tank #772, IR 23, has been completed. Additional confirmation sampling is proceeding to complete the closeout report.

DISPOSAL PARCEL XIII - EDUCATION: Parcel XIII is a 5.1-acre site containing an existing elementary school. There are no known environmental issues at this site. The FOST is scheduled for November 2000.

DISPOSAL PARCEL XIV - NEIGHBORHOOD CENTER: Parcel XIV is a 66.6 acre site which is impacted by IR 16 (Lead Oxide Areas), IR 18 (Former Gas Station), AOCs, ABM, fill, and groundwater issues.

DISPOSAL PARCEL XV - LIGHT INDUSTRIAL: Parcel XV is a 177.4-acre site, which is the LRA's top priority for transfer. It is impacted by IR 8 (Lead Oxide Area), IR 17 (Former Paint Manufacturing Area), AOCs, fill, ABM, and groundwater issues. A removal action at IR 8 has been completed and preliminary results of confirmation sampling indicate that no further actions at IR 8 will be required. Accelerated removal action at IR 17 is occurring in FY 1999 with final remediation budgeted for FY 2000-2001.

DISPOSAL PARCEL XVI - FISH & WILDLIFE SERVICE: Parcel XVI is a 161.8-acre site, which is impacted by groundwater, fill, and ecological concerns.

DISPOSAL PARCEL XVII - WETLANDS: Parcel XVII is a 69.2-acre site, which is an active wetlands area. Groundwater and ecological concerns remain to be resolved.

DISPOSAL PARCEL XVIII - RESIDENTIAL (Reversionary): Parcel XVIII is a 15.2-acre site, which is part of Parcel XII for environmental work.

DISPOSAL PARCEL XIX - RECREATION: Parcel XIX is a 12.4 acre site at the former Marine Corp pistol and rifle range. A removal action is scheduled for FY 2000-2001.

DISPOSAL PARCEL XX - RESIDENTIAL: Parcel XX is a 28.9-acre site, which is the

location of the off-site Roosevelt Terrace housing units. The FOST was signed in June 1999.

DISPOSAL PARCEL XXI - INDUSTRIAL: Parcel XXI is a 27.6-acre site, which contains the railroad trackage property of Mare Island. A FOST has been issued in draft form and comments received from the regulatory agencies. The FOST is scheduled in late FY 2000.

Operations and Maintenance

Costs include program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the closure of the activity. Also included are caretaker, real estate, and other related labor, support, and contractual requirements necessary to complete disposal of the property. Contractual costs cover appraisals, title searches, parcel surveys, lease arrangements, and production of maps and maintaining currency of those maps. In addition, costs for low-level radioactive waste disposal, other nuclear propulsion closure requirements, unique function and equipment relocations, and radiological surveys and studies are included.

The Caretaker Site Office (CSO) is responsible for public relations and managing facilities commensurate with identified reuse requirements. This budget is based on the assumption that an Economic Development Conveyance (EDC) with the City of Vallejo will be approved in FY 1999. The terms of the EDC provide for a full scope Cooperative Agreement (CA) for FY 1999 through FY 2001 based on availability of appropriated funds; Navy will receive the net present value of these CA payments back once the City completes sale of the EDC property in 2009. Funding for these CA payments is crucial to the success of the EDC and to the City taking over financial responsibility for all protection and maintenance beginning in FY 2002 (which is prior to transfer of most of the property due to ongoing environmental cleanup), thus relieving Navy of all caretaker costs, other than minimal CSO salary and support, from FY 2002 through final disposal in FY 2005. For FY 2000 - FY 2001, a reduced level of CSO salary and support is required to administer the CA and execute work items not covered in the CA. From FY 2002 until disposal, the only caretaker cost is for minimal CSO salary and support until remaining property is transferred.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

PCS costs have been derived by using the average cost factors for unit moves in most cases and for operational moves in all other cases. The PCS costs are based on the total end-strength assigned to the particular base, area, or realignment activity that is being affected by the BRAC 93 recommendations.

Other

No requirement.

Land Sales Revenue

No land sales revenues were received or will be received for the Federal transfers, the education public benefit conveyance, or the reversions to the State

of California. The remaining property is planned for disposal under an Economic Development Conveyance (EDC). Under the terms of the proposed EDC, no land sales revenues are expected before 2009.

SAVINGS

None.

Military Construction

Projects which were in the FYDP were cancelled.

Family Housing Construction

None.

Family Housing Operations

None. Savings for family housing are included in the PWC San Francisco budget.

Operations and Maintenance

Consists of DBOF, including civilian end strength and compensation reductions, and base support savings to regular shipyard customers. Includes civilian personnel salary savings resulting from closure of the activity.

Military Personnel

Savings are the result of a reduction in military billets.

Other

Customer savings as a result of closing a DBOF activity.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 1760 - NAWC-Aircraft Division, Trenton, NJ

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	274	815	1,089
Studies	0	0	0	0	3	0	3
Compliance	0	0	0	0	63	236	299
Restoration	0	0	0	0	208	579	787
Operations & Maintenance	0	0	0	0	631	0	631
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	905	815	1,720
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	905	815	1,720
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	274	815	1,089
Studies	0	0	0	0	3	0	3
Compliance	0	0	0	0	63	236	299
Restoration	0	0	0	0	208	579	787
Operations & Maintenance	0	0	0	0	631	0	631
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	1,179	1,630	2,809

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

1760 - NAWC-Aircraft Division, Trenton, NJ

CLOSURE/REALIGNMENT ACTION

Close the Naval Air Warfare Center, Aircraft Division (NAWC AD), Trenton and relocate functions to the Naval Air Warfare Center, Aircraft Division Patuxent River, MD, and the Arnold Engineering Development Center, Tullahoma, TN. The property will be disposed via public sale and public benefit conveyance. Operational closure occurred on 15 December 1998 and final disposal is planned for March 2000.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

	FY1995 Amount (\$000) -----
P-160T ARNOLD AFB ENGDEV CEN ENGINE TEST FAC ALTERATIONS	2,000
Subtotal	2,000
	FY1996 Amount (\$000) -----
P-159T ARNOLD AFB ENGDEV CEN PROPULSION SYSTEM LAB	51,405
P-953T PATUXENT RIVER PROPULSION SYSTEM EVAL FAC	25,750
Subtotal	77,155
Total	79,155

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

In compliance with the Defense Base Closure and Realignment Act, National Environmental Policy Act (NEPA) documentation must be completed prior to implementation of disposal/reuse actions. An Environmental Assessment (EA) was prepared for the NEPA documentation to support the disposal of NAWC AD Trenton. The Finding of No Significant Impact (FONSI) was 17 August 1998.

FY00 costs reflect in-house costs for consultation effort is projected for all BRAC disposals following completion of NEPA and National Historic Preservation Act (NHPA) documentation. This consultation effort allows for Environmental

Planning's involvement in leases (should they arise) and general Environmental Planning review prior to final disposal/transfer.

Compliance

The Underground Storage Tank (UST) Program has removed all USTs including 5 sumps that were required to be removed per environmental state regulations.

A Lead-Based paint (LBP) Survey conducted in FY94 confirmed that consistent with the age-eligible buildings, most buildings basewide contain LBP. However, no abatement was performed since none of the buildings were proposed to be used as "child-occupied facilities" as currently defined by HUD Title X. Only notification of the presence of LBP will be included as part of the Navy Finding of Suitability to Transfer (FOST) documents for specific parcels.

Asbestos inventory has been completed and is being periodically updated by the Asbestos Operation and Maintenance (O&M) Program. All asbestos containing materials (ACM) deemed friable, accessible and damaged (FAD) have been identified and removed to date in accordance with current DoD policy. All Findings of Suitability to Lease (FOSL) and FOSTs notify and require the lessee or owner to be aware of and maintain existing non-FAD ACM in-place and to deal with ACM that becomes FAD over time according to current local, state and Federal regulations.

A program has been completed to either remove or retrofill all fluid-containing Polychlorinated Biphenyls (PCB) in electrical transformers and PCB capacitors upon failure. A Solid Waste Management Unit (SWMU) Program in accordance with the Resource Conservation Recovery Act (RCRA) has been completed.

A preliminary basewide Environmental Baseline Survey (EBS) was completed in FY 95 which identified 63 Areas of Concern (AOCs), the subsequent EBS Phase II portion (follow-on sampling and determining appropriate mitigation action or justification for No Further Action (NFA)) has discovered 10 additional AOCs. These AOCs mostly deal with PCBs in soils around high voltage electrical substations. Cleanup has been completed.

FY00-01 required funding is for a Potential Imminent Hazard (PIH) study, update of the asbestos O&M plan, and remediation of one AOC in Parcel B where mercury has been recently discovered (AOC 4-1).

A PIH study is a risk assessment conducted for safety and health. The study also provides cost estimates to mitigate the hazard for Navy BRAC buildings. Information required to assess the health risk includes: LBP damage, asbestos damage, dead animals, significant accumulations of animal excrement, and toxic molds. Floor plans delineating the hazardous areas are provided. Please note that the report is a summary and is used to protect personnel and visitors to our BRAC facilities.

Mercury-contaminated sediment was discovered in the storm sewer system from past releases in Building 21. This is AOC 4-1 in the EBS Phase II study. Repeated cleanout and sampling of the contaminated sediment is required to eliminate unacceptable risk at locations where the sediment is discharged.

Installation Restoration

There are nine Installation Restoration sites at the activity. No Further Action Decision Documents have been prepared for Sites 2 through 9. Environmental requirements are linked to the LRA's plan for reuse.

The following is a synopsis of the status of work being executed at the IR sites as they relate to the conveyance Parcels:

PARCEL A- at IR Site 3 contaminated soil has been removed.

PARCEL D - At IR Site 1, excavation of contaminated soil has been completed and backfilled with clean soil. The groundwater treatment plant is operating at 60 GPM, and is expect to continue operation for 30 years. IR Site 4, the asphalt cap has been completed. IR Site 8 (Barometric Well) was closed and determined to be sound.

FY00-01 funding requirements are for Long Term Operation of the groundwater treatment plant at Site 1.

Operations and Maintenance

Costs include real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals, title searches, surveys, and marketing efforts.

Costs also include caretaker, program management, building closure costs, equipment removal and transportation, relocations, and tenant moving costs. Civilian personnel one-time costs include employee transition assistance, severance entitlements, and permanent change of station as necessary to support the planned realignment or closure of the activity. Maintenance of real property and utilities are budgeted based on an as required basis to meet base reuse while minimizing cost.

A Caretaker Site Office was established with the OIC from CSO Warminster dual-hatted. Core CSO staff consists of two: Facilities engineer and technician. Core staff from CSO Warminster also provides additional support for environmental compliance and administration. Security functions are contracted for one post coverage. FY 00 costs are an increase over those presented last year due to discovery of additional environmental contaminants. CSO support costs in FY 00 include quarterly trailer rental cost until disposal, RIF costs for two people and dismantling costs for a total of \$122K.

Costs include real estate and other related labor, support, and contractual requirements necessary to complete disposition of the property. Contractual costs cover appraisals and marketing efforts.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

Includes procurement and installation of special test equipment, control systems and data acquisition systems. It also includes procurement and installation of test equipment data and instrumentation, fuel and electrical systems necessary to transfer test facilities and labs to Patuxent River, MD. Also includes communications costs such as a line data link between AEDC Tullahoma and Patuxent River, as well as wiring at Patuxent River for computers and telephones.

Land Sales Revenue

The property is planned for public sale and public benefit conveyance; land sales

revenues will only be realized if public sales are consummated.

SAVINGS

None.

Military Construction

Savings are the result of removing projects from the FYDP.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

Savings represent the aggregate savings of closing NAWC Trenton and transitioning workload to NAWC Patuxent River and AEDC Tullahoma. Includes civilian personnel salary savings resulting from the realignment or closure of the activity.

Military Personnel

None.

Other

Savings represent the aggregate savings of closing NAWC Trenton and transitioning workload to NAWC Patuxent River and AEDC Tullahoma.

**BASE CLOSURE IV
BASE REALIGNMENT AND CLOSURE (1995 COMMISSION)
FINANCIAL SUMMARY
(\$000)**

Closure/Realignment Location: 2320 - Planning, Design & Management

	1996	1997	1998	1999	2000	2001	TOTAL
One-time Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	3,795	3,227	7,022
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
TOTAL COSTS	0	0	0	0	3,795	3,227	7,022
Land Sales Revenue (-)	0	0	0	0	0	0	0
TOTAL BUDGET REQUEST	0	0	0	0	3,795	3,227	7,022
Savings							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	0	0	0
Military Personnel - PCS	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
TOTAL SAVINGS	0	0	0	0	0	0	0
Net Implementation Costs							
Military Construction	0	0	0	0	0	0	0
Family Housing	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Operations	0	0	0	0	0	0	0
Environmental	0	0	0	0	0	0	0
Studies	0	0	0	0	0	0	0
Compliance	0	0	0	0	0	0	0
Restoration	0	0	0	0	0	0	0
Operations & Maintenance	0	0	0	0	3,795	3,227	7,022
Military Personnel - PCS	0	0	0	0	0	0	0
HAP	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Land Sales Revenue (-)	0	0	0	0	0	0	0
Civilian ES (End Strength)	0	0	0	0	0	0	0
Military ES (End Strength)	0	0	0	0	0	0	0
NET IMPLEMENTATION COSTS	0	0	0	0	3,795	3,227	7,022

**BASE REALIGNMENT AND CLOSURE IV
(1995 COMMISSION)
NARRATIVE SUMMARY**

2320 - Planning, Design & Management

CLOSURE/REALIGNMENT ACTION

These are program costs to provide construction planning and design and other overall program management functions across all closure and realignment packages.

ONE-TIME IMPLEMENTATION COSTS

Military Construction

All MILCON project costs are normally displayed in budget exhibits for the applicable closure/realignment action. These costs are for design and construction contract preparation (Planning & Design (P&D)).

Family Housing Construction

No requirement.

Family Housing Operations

No requirement.

Environmental

Studies

No requirement.

Compliance

No requirement.

Installation Restoration

No requirement.

Operations and Maintenance

Provides for costs associated with analysis, administration, coordination, planning, budget and financial review, legislative and legal support, and policy/guidance promulgation and interpretation that is non-site specific and supports the overall management and execution of the Base Realignment and Closure (BRAC) Program. This also includes intergovernmental planning and intraservice coordination, program documentation oversight and review, real estate and caretaker management overview, and support for the Base Closure Implementation Branch at CNO.

Costs are based on actual salaries, fringe benefits, and personnel support requirements.

Real Estate

No requirement.

Caretaker

No requirement.

Military Personnel -- PCS

No requirement.

Other

No requirement.

Land Sales Revenue

None.

SAVINGS

None.

Military Construction

None.

Family Housing Construction

None.

Family Housing Operations

None.

Operations and Maintenance

None.

Military Personnel

None.

Other

None.